

Marks Tey Hall



**An assessment of Heritage Assets,
and a consideration of the archaeological implications
of proposed development around the Hall.**

**Prepared for R F West Ltd
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1 Summary

The scope of this report is to assess the heritage assets within and close to a proposed development site (PDS) at Marks Tey Hall. This includes all Listed Buildings and archaeological sites listed in the Essex Historic Environment Record (unlisted buildings are excluded).

The Heritage Assets around Marks Tey Hall may be considered in three groups:

- (1) Marks Tey Hall and associated buildings,*
- (2) other heritage assets within the PDS,*
- (3) heritage assets beyond the PDS.*

The Hall is a grade 2 listed brick house whose surviving fabric dates mainly to the 16th century. There are two nearby barns, one grade II and the other grade II listed. The hall and both barns are to be sympathetically restored as part of the proposed development.*

Apart from the hall and barns (above) there are two archaeological sites within the proposed development site. The first is the moat on the north, east and south side of the hall. The second is the find-spot of a Bronze Age spearhead to the south of the hall.

A wider study has identified 22 other archaeological and historical sites within a Search Area 1km around the site. These include up to four Roman roads, at least two Iron Age coin hoards, Roman or Saxon beads, Roman coins, a number of listed buildings, and the Scheduled brick kilns at Colliers Brickworks. None of these sites will be affected by the proposed development.

Following current guidance, and based in particular on the nearby Roman remains, there is a reasonable case for the LPA to require an archaeological evaluation of the site prior to the start of building work. This can take place after determination of the outline planning application, and can be dealt with under reserved matters.

2 Archaeological sites and listed buildings within the Proposed Development Site

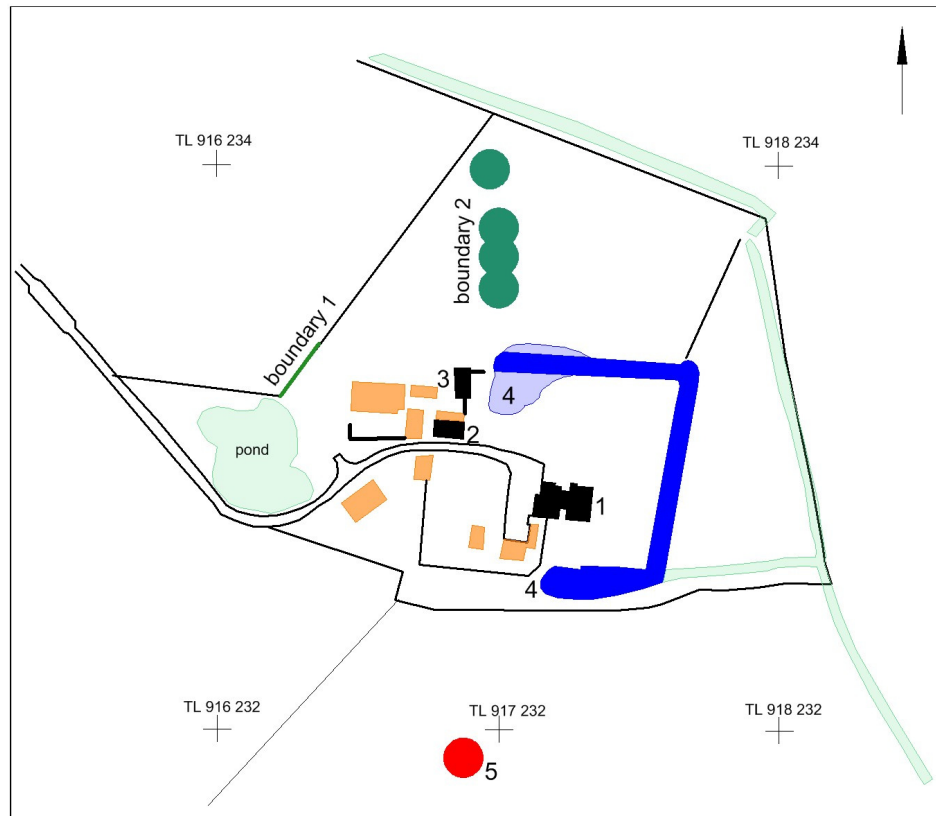


Figure 1 Archaeological sites and listed buildings within the PDS

1 - Marks Tey Hall; **2**, Grade 2* barn; **3**, Grade 2 barn; **4**, moat; **5**, Bronze Age spearhead. (Unclassified buildings are shown orange; unclassified pond and field drains are shown pale green).

2a Marks Tey Hall, Cox's Lane



*Plate 1: Grade 2-listed Marks Tey Hall from the south
(all photographs in this report by Colchester Archaeological Trust)*

Map reference 1

National Grid Reference: TL 91714 23277

Essex Historic Environment Record: 32553

English Heritage *Listed Buildings Online* website reference: 1224576

Distance from PDS: **within it.**

Marks Tey Hall is a Grade II listed timber-framed house, mainly of 16th century date with earlier and later parts. It is on an H-plan, with 2 storeys and attics. There is a modern 'Tudor' porch and one facade gable on north front. the right cross-wing has a lean-to on its east flank which contains one Elizabethan round headed and keystoned casement. All windows have leaded casements. Roofs are ridged and gabled, peg-tiled, with 3 red brick chimney stacks. This is a former moated site.

Sources

Royal Commission for Historic Monuments (England)

The hall will be refurbished as part of the proposed development.

2b Listed barns west of Marks Tey Hall

2 Grade II* listed barn

NGR: TL91681 23306

EHF: 32555

LBO: 1224577

Distance from PDS: **within it**



Plate 2: Grade 2-listed barn, from the west*



Plate 3: Interior of Grade 2-listed barn showing crown-post roof*

This grade II* listed barn, built *circa* 1400. Timber frame exposed. Brick nogged on south of 3 bays and 2 storeys. Roof peg-tiled. Some full height windows intruded on south during C20. Inside: crown-post roof in complete condition, main-posts jowled at first floor and eaves heights. First floor partly removed but on heavy binding joists and longitudinal bridging joists and housed soffit-shouldered tenons, as are the common joists-side girts. There were originally 2 shuttered windows, one north and one south in each bay. The sliders for the bases of the shutters remain *in situ*. The binding joists at each end supported by

heavy arch braces. The original purpose of this building is uncertain, but at some early date the first storey was fitted out as a granary.

3 Grade II listed Barn NW of Marks Tey Hall

LBO: 1266768

EHF: 32554

NGR: TL91685 23322



Plate 4: Exterior of Grade 2-listed barn, from the south

C17 red brick barn: 3 bays, 2 storeys. Diaper-patterns blue-glazed headers on 1st storey of east elevation. Ridged peg-tiled roof between 2 brick-coped gables of which the northern has the remains of a finial. Corbelled eaves. Two diagonal chimney shafts of later date central to the west slope of the roof. First floor mounted on 3 binding joists, rafters mainly original. One blocked window in south gable, open one in north gable, and 3 casements on east first storey above a central door with casements each side.



Plate 5: Interior of Grade 2-listed barn

2c Other archaeological sites within the PDS

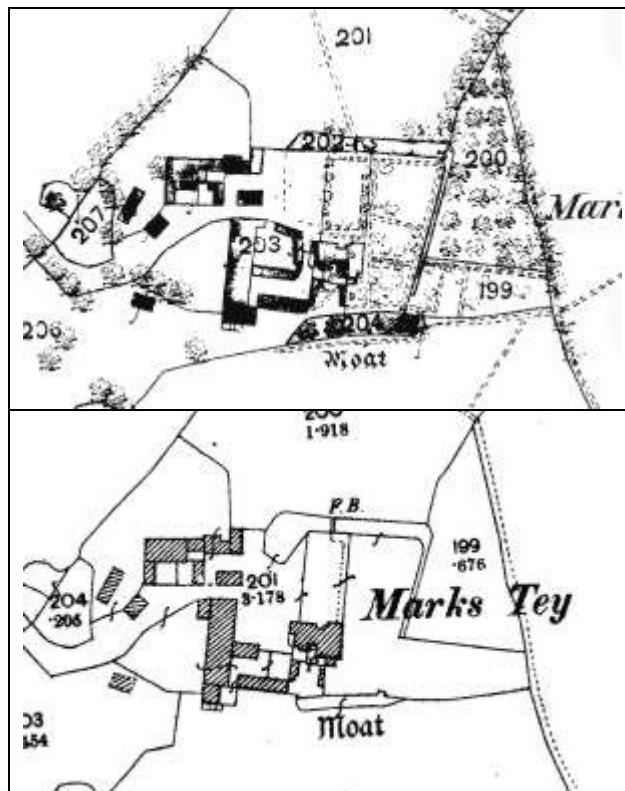
4 Moat at Marks Tey Hall

EHER: 11721

NGR: TL 917 233

Distance from PDS: **within it.**

Moat at Marks Tey Hall. Incomplete, rectangular enclosure. Sketch plan on back of Moated Sites Research Group card. Parts of the moat have been filled in on the access side; in good condition (RCHME 1922, p 180). The enlarged western end of the moat is not original (see plate 6 below).



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Plate 6: The Hall site in 1876 (above) and 1897 (below) showing that the western end of the moat was enlarged between those two dates.



Plate 7: north arm of moat



Plate 8: brick bridge across (dry) moat



Plate 9: east arm of moat



Plate 10: south arm of moat on south of formal garden

5 Bronze Age Spearhead at Marks Tey Hall

EHF: 11723

NGR: TL 917 232

Distance from PDS: **within it.**

Bronze Age spearhead found in the garden of ?Marks Tey Hall in 1925

Source

Ordnance Survey (OS) card.¹

¹ During the surveys prior to the first draft or updates of their maps, the Ordnance Survey staff noted any archaeological features such as moats, burial mounds, etc on filing cards. This information was then used to show historical and archaeological information on the latest maps. The information on the OS cards was a major contributor to the County-based Sites and Monuments Records (SMRs, but now referred to as Historic

2d Historic hedges

It was not the intention to catalogue the hedges at Marks Tey Hall, merely to offer a few comments based on observations made during a site visit.



Plates 12-13: two views of Boundary 1 (north of the pond). This is scrubby and overgrown. Although it may be of older origin, the current growth is not ancient. This hedge is not in good condition.



Plate 14: in terms of mature growth, this line of trees north of the hall appear to be the remains of an old hedge line in which the large trees (standards) survive, but the undergrowth has been removed or shaded-out. However, these trees are not in good condition, and one is probably at the end of its life cycle. This is shown as Boundary 2 on Figure 2

3 Archaeological sites and listed buildings outside the Proposed Development Site

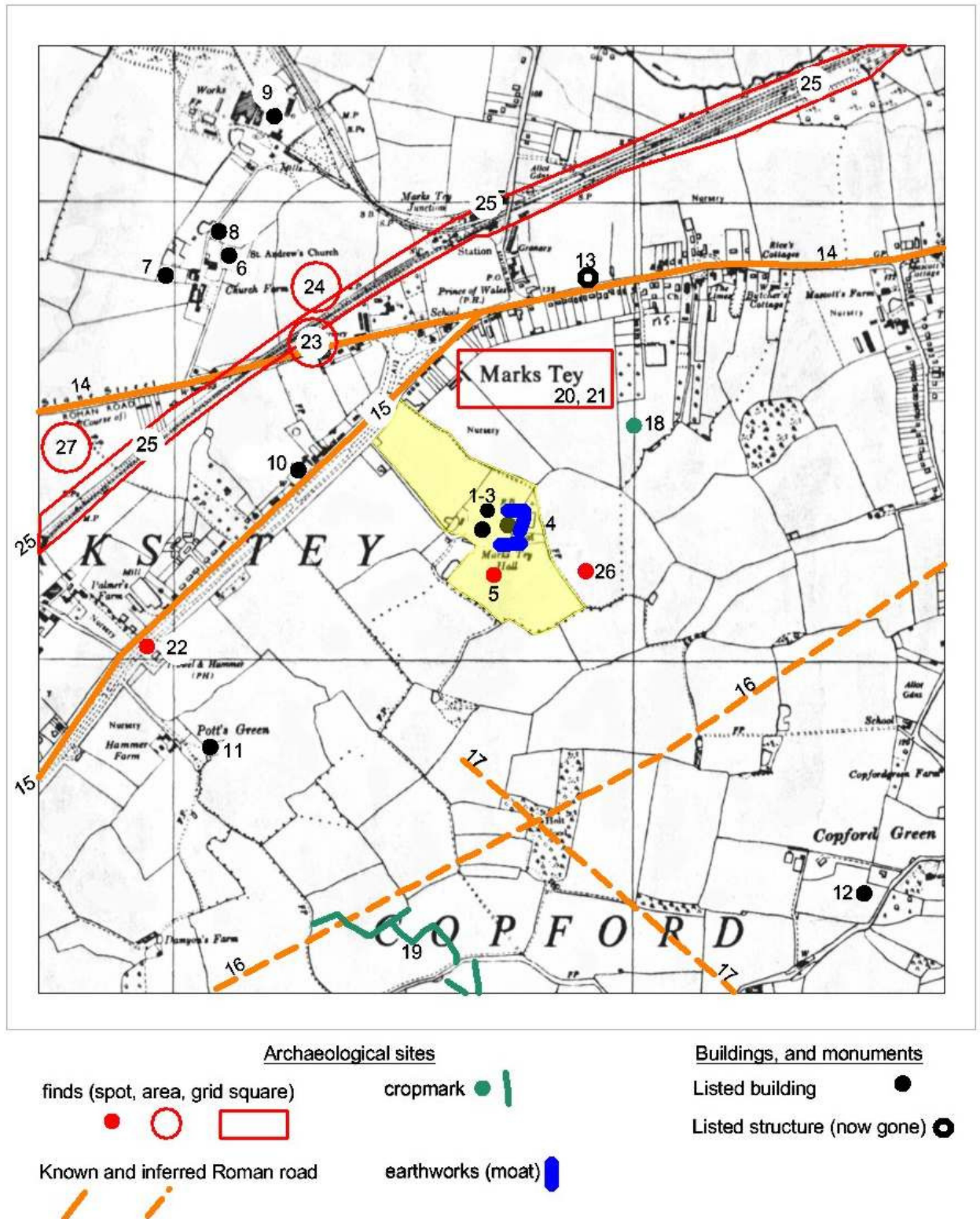


Figure 2: this plan shows all archaeological sites and listed buildings in the Search Area. The Proposed Development Site (PDS) is shown in yellow. Archaeological sites within the PDS (sites 1-5) have been listed and discussed above, and those outside the PDS (sites 6-27) are listed and discussed below. A larger version of this figure is appended to back of this report.

3a Listed buildings

6 St Andrews Church, Marks Tey

EHER: 11734-6, 32542

NGR: TL 911238

Distance from PDS: **430m.**

The church may occupy an earlier (Roman) site. The 'Romanesque' nave is built of septaria and indurated conglomerate. Nave return quoins are Roman brick with one south-east quoin having 'longs, and Roman brick 'shorts' in the Saxo-Norman manner. There is a C14 priests door. The nave was built c.1100 and the chancel rebuilt in c.1330. There was possibly a late C14 west tower which was rebuilt in the early C16.

East of the east door is the door to the rood loft staircase (late C14 or early C15). The south wall contains a largely modern east window, central one of c.1100 of one round-headed light in Roman brick, and the westernmost of mid C14. West doorway of the tower is late C14 or early C15. RCHME says porch is C16.

A 2006 watching brief on the lowering of floor levels uncovered a pre-C14 wall under the chancel arch, nave foundations, fragments of old window tracery (replaced 1880) and some carved stonework thought to be remains of a stone rood screen, four vaults in the chancel, one for the Reverend Peter Wright (died 1839) and three C18 vaults belonging to the Bree Family. A Purbeck marble tomb slab was uncovered by the NW chancel window and another had been reused as a foundation for the nave floor.



Plate 11: S Andrew's Church, Marks Tey. Recently discovered tomb slab belonging to Robert De Tey and wife Katherine, dated 1360

Sources

Rodwell & Rodwell 1977, p120; DoE 1982, p253; RCHME 1922, p179-80

Brooks and Orr 2007; Pevsner 1954, p269

7 Marks Tey Vicarage

EHER: 32543

NGR: TL 910238

Distance from PDS: **570m.**

Early C19 vicarage with mid C19 alterations

8 Church Lane workers cottages

EHER: 40560

NGR: TL 911240

Distance from PDS: **540m.**

Colliers established the brickworks (EHER 14277) in 1863. Over the years five houses were built for employees (1 and 2 Brickworks Cottages, Primrose Houses and Primula Bungalow). The oldest appear to be the pair of late 1800s, semi-detached houses – 1 and 2 Brickworks Cottages. These are built of yellow brick with red brick ornamentation around the doors and windows. There is a red brick plaque between the windows of the upper storey. 'Primrose Houses' is a pair of 1920s yellow brick semi-detached houses. The name of the houses is picked out in raised brickwork between the windows of the upper storey. 'Primula Bungalow' is of similar materials and age, and also re-tiled and with modern windows.

9 Two conical brick kilns at WH Collier Ltd

EHER: 11837

NGR: TL 912242

Distance from PDS: **740m.**

The site is still used as a brickworks. Two conical brick kilns (one partially demolished), brick drying sheds and associated works. Both firing chambers show all the features of a downdraught kiln. At ground level in the wall of a brick built shed rear of the kilns are the tops of two small relieving arches over underground flues from the kilns passing under the (drying shed) to a chimney, now vanished, at the far end. It is probable that the chimney with the cone has been at some time converted from updraught to downdraught and at the same time a second kiln was built new as a downdraught kiln.

Beehive kiln of the updraught variety, Originally 6 or 7 large furnaces, although as the brickwork was destroyed these suffered conversion. All internal bricks heavily sooted and vitrified. There is an elaborate entrance door with decorative edging in white brick in the jambs. The structure encircled by fine iron strapping. Header bond used for dome and lower portion of building, bricks stamped with Timmis of Stourbridge. Original bricks frogless with evidence of later frogged repairs. From available evidence, the building appears to be c.1820. Within a few feet is a building (another kiln) that resembles an Oasthouse. The lower portion appears to be identical with the first beehive, the bricks mortar and strapping similar, the cone is built of larger bricks in stretcher bond. Both probably built around 1820, then in 1850 one kiln was converted to a drying shed.

Two upright bottle kilns both seven flues with south facing entrances. The eastern has lost its conical dome, but retains its strapping. The company was formed in 1863, taking over an existing brickworks which fired using temporary clamp kilns. With the invention of the Hoffman kiln in 1858 many smaller kilns became obsolete (although those which post-dated were usually the square Scotch type). Those at Marks Tey are thought to date from 1860 although it seems likely that they predate the takeover of around 1840.

Sources

Howell, J, 1975. Carrick, David, 1975.

10 172 London Road

EH: 32533

NGR: TL 912234

Distance from PDS: **170m.**

Mid C19 gault brick house. Grade II.

11 Doggets Hammer Farm

EH: 32522

NGR: TL 910228

Distance from PDS: **625m.**

C16 timber framed cross wing house. Grade II - EH listing

12 Cart Lodge at Copford Green

EH: 32560

NGR: TL90329 23078

Distance from PDS: **870m.**

C18 Cart Lodge of 5 bays with 4 open to the east at its northern end. Hanging knees and primary bracing in the rear wall. Roof ridged, gabled and clad in corrugated iron. Black weatherboards. Grade II - EH Listing

3b Listed structure (no longer extant)

13 Former site of boundary post (no longer extant)

EH: 15188

NGR: TL 919 238

Distance from PDS: **450m.**

Site of C19 Boundary post (no longer extant). Kemble 1996.

3c Known Roman roads

14 Stane Street

EH: 11705

NGR: TL 923 239

Distance from PDS: **220m.**

Line of the Roman road from Colchester to Coggeshall. **Source:** Brooks 2000. Brooks 2005.

This is one of the major routes in Roman East Anglia, running between Colchester and Braughing in Hertfordshire. Although normally considered a Roman construction, it is almost certainly an older route connecting the two pre-Roman centres at Camulodunum and Braughing. The name Stane Street (ie, "stone street"), is probably a name given to the road in the Saxon period.

15 Roman road from Marks Tey to London

EH: 11738

NGR: TL 908 229

Distance from PDS: **25m** (adjacent to N site edge).

Course of Roman road.

Source

Map: Ordnance Survey TL 92, 1:25000, 1958

3d Inferred Roman roads (visible as cropmarks)

16 Roman road at Copford?

EHER: 11819

NGR: TL 920 228

Distance from PDS: **700m.**

Roman road traced on aerial photos. The stretches between TL 926232 and 928233 and between TL 923229 and 921238 are conjectural; that from TL 916225 to 915225 is present as a field boundary.

Sources

RAF air photo 1963.

17 Roman road at Copford?

EHER: 11889

NGR: TL 920 225

Distance from PDS: **310m.**

Probable Roman road traced on aerial photographs. The stretch from TL 920225 to 922223 is conjectural. It crosses Roman road 11819 (*site 16*)

Sources

Air Photos by RAF (1953) and Ida McMaster (1973).

3e Other cropmark sites

18 Cropmarks SW of Mascott's Farm

EHER: 14280

NGR: TL 920 235

Distance from PDS: **50m.**

At this NGR, EHER lists cropmarks of linear features depicting the woodland and field boundaries which appear on the OS 1:10,560 sheet. OS air photo ref OS-67-005-303. However, the cropmarks do not appear on the latest cropmark plot on EHER. This is probably because it was decided that they were not significant, and so have been omitted.

19 Cropmarks NW of Mulberry Cottages

EHER: 14286

NGR: TL 919 219

Distance from PDS: **700m.**

Cropmarks of former field boundaries which are depicted on the 1980 OS 1:10560 sheet. RAF photo 43-RAF-2326-0137. These are not significant.

3f Chance discoveries of archaeological material, including coin hoards

20 Burial in vicinity of Marks Tey

EHER: 11591

NGR: TL 910 230

Distance from PDS: **unclear – 500m?.**

A 'cinerary urn' (burial vessel) was found somewhere in the vicinity of Marks Tey.

It is conventional, when an exact find-spot is lacking, for EHER to give the OS coordinates for the whole kilometre square (in this case TL 9123). As there has been more development in the centre of Marks Tey (including the railway), it seems more appropriate to show the approximate find spot here rather than close to site 22.

21 Roman bronze and bead near Marks Tey

EHER: 11621-2

NGR: TL 915 235

Distance from PDS: **unclear- 500m?**

Heavy, characteristically Roman bronze furniture fitting with a trefoiled top, angled to support a box, casket or even a small altar; terminates in a lions paw. Height 55mm; C3 AD. Bronze necklace bead, cheese-shaped and oblate, 'Celtic', 11x5mm. C1 AD?

Source

1988 Antique dealers catalogue

It is conventional, when an exact find-spot is lacking, for EHER to give the OS coordinates for the whole kilometre square (in this case it is the centre of square TL 9123). As there has been more development in the centre of Marks Tey (including the railway), it seems more appropriate to show the approximate find spot here rather than close to site 22.

22 Roman coin near Trowel and Hammer pub

EHER: 12721

NGR: TL 909 230

Distance from PDS: **660m.**

Sestertius of Emperor Trajan² found during widening of road at the former Trowel and Hammer pub. Colchester Museum Report 1939 p22, accession 404.1939

23 Roman coin and brooch, Church Farm, Marks Tey

EHER: 12603-4

NGR: TL 913 237

Distance from PDS: **230m.**

Roman coin and brooch, medieval coin (found rear of British Rail Station).

Sources

Photos in Colchester Museum, nos 5342 (11.4.1985), and 5408 (22.4.1985).

This site has been plotted at the EHER grid reference, although it seems some way 'rear of' the railway station.

24 Iron Age coin hoard, north of Bridge Farm

EHER: 11737

NGR: TL 913 238

Distance from PDS: **325m.**

Iron Age³ coin hoard (*this is hoard Marks Tey I – see discussion below*).

Sources

OS cards (Ordnance Survey) TL92SW3

It is exasperating that one of the most interesting finds in the area has such a short entry in EHER. However, this is understandable, given the lack of hard evidence for the hoard. For the purposes of this report, a brief search has been made, and a few comments are given here.

PH Robinson in his article in British Numismatic Journal of 1975 says that there are two or possibly three hoards from Marks Tey, all concealed (ie buried) before

² ruled AD 98-117

³ Iron Age is from around 700 BC to the Roman invasion of AD 43.

the end of the first century BC (Robinson 1975, 8, 9). He does not give a location for any, so the EHER location cannot be cross-referenced to his report.

A search of the Oxford Celtic Coins database was unhelpful (only Little Waltham coins were found by a search for Essex staters).

A web search brought up a list of Iron Age coin hoards which appears to be based on research by Dr Julia Farley of the University of Leicester⁴. Farley lists 3 coin hoards, matching Robinson's assessment. They are listed here:

Marks Tey I

Location: approx. TL 9123, west of Colchester, 'in a field between the Turnpike Road & the Church'

Find date: 1803

Contents: 38 coins, but only 5 listed, 3 Gallo-Belgic E staters, 1 BA, 1 BQb

Comment: This is a reasonably good location, and seems to be the one followed by the EHER. However, the name 'Bridge Farm' (which is the cluster of buildings at TL913 236) seems to have dropped off the map now.

Marks Tey II

Location: "within 5 miles of Colchester",

Find date: 1807

Contents: "a large parcel", 1 gold stater of Addedomarus, possibly accompanied by others (total gold, 1)

This vague location is impossible to plot. No comment.

Marks Tey III

Location: TL 905 236, 'in a field opposite the sixth milestone at Marks Tey' Very gentle east-facing slope, possibly "on the north side of Stane Street, a little to the west ofMarks Tey "

Find date: 1843

Contents: 9 coins (3 others possibly from hoard, but less certain), 1 La gold stater, 5 staters of Addedomarus, 2 staters of Dubnovellaunos⁵, 1 stater of Cunobelin⁶.

Comment: despite what Robinson (1975) says, the presence of a coin of Cunobelin makes this much more likely to be a deposition of the early 1st century AD, not the late 1st century BC.

*I think Farley deduced the NGR from the description and not vice versa. If it had been north of Stane Street, I don't think they would have referred to the railway Mile Post, whose position is some way to the south. I prefer a location south of Stane street, within sight of the railway mile post. See site **27** below.*

25 Stone Age axe and Roman or Saxon beads, on route of railway

EHER: 11864-6

NGR: TL 915 236

Distance from PDS: **325m.**

Presumably found when railway built. Palaeolithic⁷ hand axe, and 22 glass paste beads, Saxon or possibly Roman, from Reverend H Jenkins' collection.

⁴<https://ira.le.ac.uk/bitstream/2381/10840/4/2012farleyAppx2b.xlsx+Marks+Tey+coin+hoard&cd=5&hl=en&ct=clnk&gl=uk>

⁵ Addedomarus and Dubnovellaunus were local rulers in the late Iron Age, at the end of the 1st century BC

⁶ Cunobelin was the most important local ruler, and was based at Colchester/Camulodunum.

The EHER plot shows these on the line of the A12. Given the fact that they are supposed to be **on the line of the railway**, this must be an error. It is probably fair to say that the find spot is actually unknown, so is shown here as a linear find spot.

Sources Ordnance Survey cards, 1977; VCH typescript (Hull, MR) p157

26 **Burnt patch at Marks Tey Hall**

EHER: 14027

NGR: TL 919 232

Distance from PDS: **50m.**

Burnt flint patch at Marks Tey Hall. Noticed by farm agent (C Button) and reported to Maria Medlycott at ECC Archaeology Section, 1994

27 **Iron Age coin hoard (Marks Tey III)**

EHER: (part of 11737?)

NGR: TL 919 232

Distance from PDS: **680m.**

The position of Marks Tey Coin hoard III, as far as can be judged from the information in Farley (see site 24 above). The source quoted by Farley says that the finds were in a field "opposite the sixth mile post". On the 19th century OS maps, the mile posts are quite clearly shown and can be counted westwards from Colchester. The sixth is at Marks Tey, at TL 9076 2332 just over the railway line and in the fields now occupied by a modern housing estate. I prefer a location closer to the railway than Farley's position, which seems too far north to warrant the description of being near the railway Mile Post.

5 **An assessment of the heritage assets**

The aim of this part of the report is to discuss the importance of the heritage assets, and to assess how they will be affected by the proposed development. (Sites within the PDS are shown on Fig 1, and those outside it on Figure 2).

The prehistoric remains – Palaeolithic to Bronze Age

There are two prehistoric finds – the Palaeolithic axe (25) from somewhere on the railway line, and the Bronze Age spearhead (5) from the grounds of Marks Tey Hall. The Palaeolithic axe is likely to be a casual loss. The Bronze Age (BA) spearhead may also be an isolated find, or it may indicate that there is more BA material on this site.

The prehistoric remains - the Iron Age coin hoards.

The two (or possibly three) coin hoards from Marks Tey are very interesting and important. It is genuinely difficult to pin these down, but it seems likely that *Marks Tey Hoard I* was found at site 24, as indicated by Essex Historic Environment Record. *Marks Tey Hoard II* is only loosely located, and cannot be accurately plotted. However, an accurate location allows us to plot *MTH III* at site 27. It is not always clear why coin hoards were deposited. There may have been a ceremonial (ritual) reason for

⁷ the Palaeolithic is the Old Stone Age. Following recent discoveries at Happisburgh in Norfolk, this period begins in Britain about 800,000 before present (BP). It ends with the melting of the ice sheets in the Middle Stone Age (*Mesolithic*) around 10,000 BP.

them to be deposited at the side of Stane Street (which is a pre-Roman route), or they may simply be hidden money which was never recovered.

The Roman remains

Just north of the PDS is the junction of two of the region's principal Roman roads – **14** Stane Street (currently the A120) connecting Colchester and Braughing via the Roman town at Braintree, and **15**, the A12 from Colchester to London via Marks Tey and the Roman settlements at Kelvedon and Chelmsford.

There are also two other Roman roads here (**16**, **17**), which are known from a study of cropmarks. Although these clearly did not develop into modern roads, they may have connected small farms and villa-type establishments with the principal road network.

It is often the case that Roman settlements grew up around road junctions (for example, at Braintree). Given the junction of roads **14** and **15** (A120, A12), it is surprising that there is not more evidence of Roman-period activity or settlement here than the coin of Trajan near the Trowel & Hammer pub (**22**), the Roman coin and brooch from Church Farm (**23**), and the Roman or Saxon beads from somewhere on the railway line (**25**).

Saxon and medieval remains

The only possible Saxon material is the Roman or Saxon beads from the somewhere on the railway line (**25**). The major medieval monument is of course the 'Norman' church of St Andrews Marks Tey (**6**). Rodwell & Rodwell (1977) astutely point out that its thick walls may indicate that it is pre-Conquest (ie, Saxon rather than Norman). There was a medieval coin from Church Farm (**23**).

Undated archaeological sites.

The cropmarks (**18**, **19**) are undated. However, EHER says that site **19** corresponds with 19th-century field boundaries, recently grubbed out. Site **18**, although its outline still appears on EHER, was not included of the most recent cropmark update, probably for the same reason.

How will heritage assets be affected?

Marks Tey Hall (**1**) and the two listed barns (**2-3**) are to be sympathetically restored in this development, and will not be adversely affected. There are no proposals to adversely affect the moat (**4**), although some maintenance may be necessary (the moat joins local field ditches).

Apart from the moat and the listed buildings (above), the only other archaeological site is the find-spot of the Bronze Age spearhead (**5**). Assuming the find-spot has been correctly reported, there are several ways to view this: it may be a casual loss, it may have been deliberately buried here, or it may indicate that more Bronze Age remains are located here. It is not possible to know which of the three is correct without some sort of evaluation.

The other archaeological sites and listed buildings (**6-27**) are too far away to be affected by this proposed development

5 What archaeological work will be required before development?

The PDS is quite clearly in an area where important archaeological remains are known, principally the Roman roads, the Iron Age coin hoards, and (within the PDS) the moat and the Bronze Age spearhead.

From an archaeological perspective, the curious feature of the area around the Roman road junction at Marks Tey (only 300m north of the PDS) is that roadside settlement probably developed there in the Roman period. Although there are loose Roman finds at various places in the Search Area (22, 23, 25), definite evidence for the location of a settlement core has not yet come to light. Yet it must surely be somewhere around the Roman road junction. Or perhaps it is closer to St Andrews Church (6) which Rodwell and Rodwell (1976) suggest is on the site of a Roman building.

There is therefore sufficient reason for the LPA (taking advice from specialist Historic Environment officers at ECC) to request an archaeological evaluation of the site prior to development, in line with current legislation and planning guidance.

This conclusion is in agreement with Colchester Borough Council's 2010 *Local Development Framework: Development Policies*, the relevant paragraphs of which are given below.

Policy DP14: Historic Environment Assets

Development will not be permitted that will adversely affect a listed building, a conservation area, historic park or garden or important archaeological remains. Development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases there will be an expectation that any new development will enhance the historic environment in the first instance, unless there are no identifiable opportunities available. In instances where existing features have a negative impact on the historic environment, as identified through character appraisals, the Local Planning Authority will request the removal of the features that undermine the historic environment as part of any proposed development. Support will be given to the provision of creative and accessible interpretations of heritage assets.

Conservation of the historic environment will also be ensured by:

- (i) Identifying, characterising, protecting and enhancing Conservation Areas;*
- (ii) Protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep. Such buildings or groups of buildings will be identified through a Local List which will be adopted by the Council;*
- (iii) Preserving or enhancing Listed Buildings, Scheduled Monuments, Historic Parks and Gardens, including their respective settings, and other features which contribute to the heritage of the Borough; and*
- (iv) Known sites of archaeological importance will be clearly identified and protected, and sites that become known, whether through formal evaluation as part of a Planning Application or otherwise, will similarly be protected according to their importance.**

Heritage Statements and/or Archaeological Evaluations will be required for proposals related to or impacting on the setting of heritage assets and/or known or possible archaeological sites, so that sufficient information is provided to assess the impacts of development on historic environment assets together with any proposed mitigation measures.

In line with this wording, it is reasonable for the LPA to request an evaluation to be carried out after determination of planning consent, and dealt with under reserved matters.

The decision about the required archaeological evaluation techniques is in the hands of the LPA and ECC, but it may be anticipated that it will include a programme of archaeological trial-trenching.

Should any previously unknown archaeological sites be revealed by evaluation, there are two options: (1) LPA may request a second stage of archaeological work (ie, excavation); (2) LPA may ask the developers to leave the archaeological remains undisturbed and *in situ* under open space.

There would be a cost implication for the client is carrying out the required archaeological work, but it is *very unlikely* that any archaeological discoveries would be prevent development.

6 References

- | | | |
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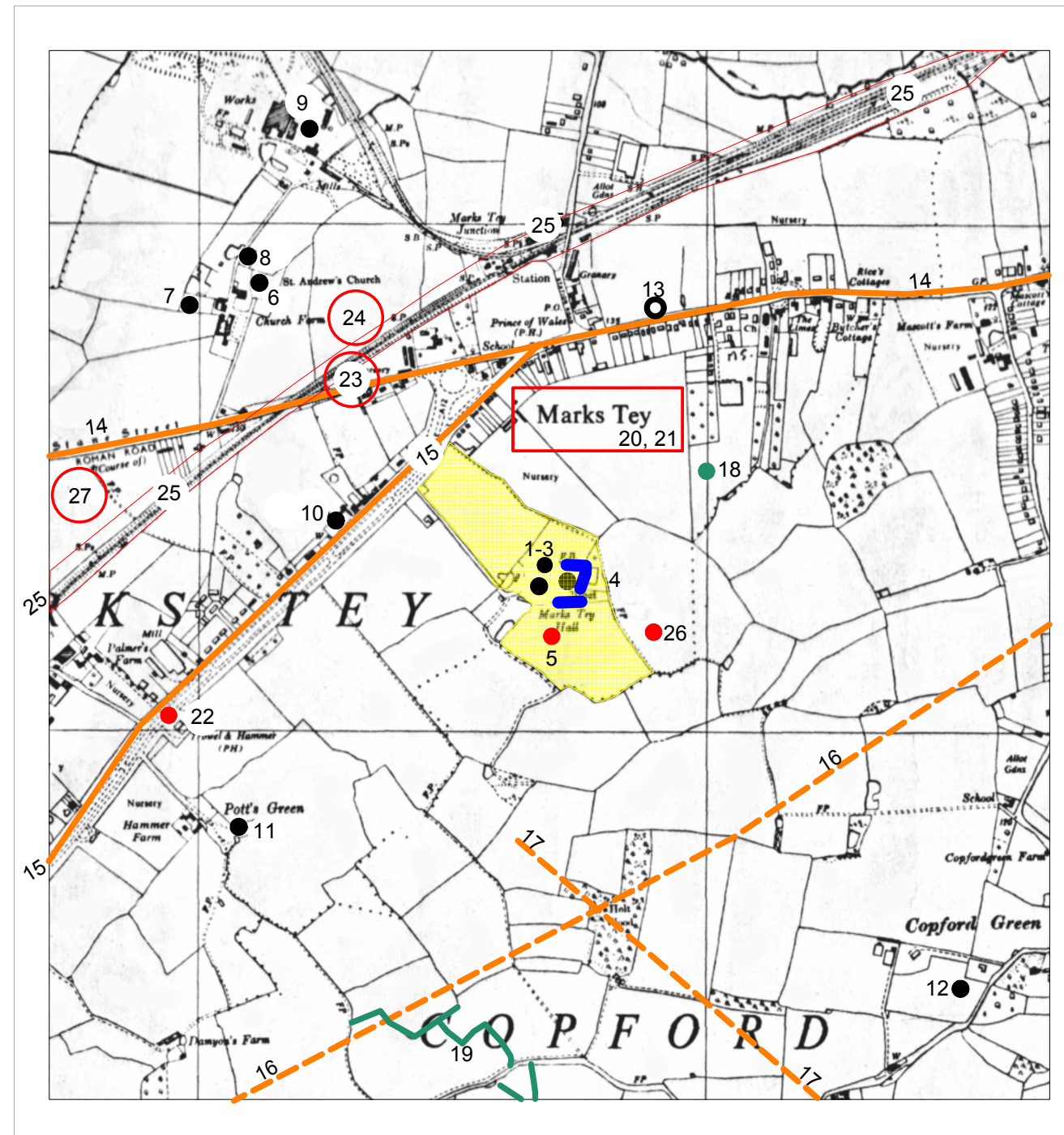


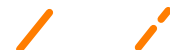
Fig 2 Archaeological sites, other monuments and buildings listed on Essex Historic Environment Record

Archaeological sites

finds (spot, area, grid square)



Known and inferred Roman road



cropmark



earthworks (moat)



Buildings, and monuments

Listed building



Listed structure (now gone)



Proposed development site

