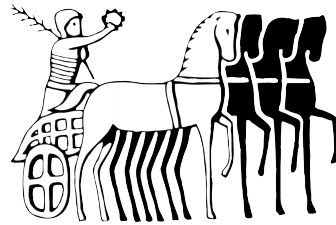
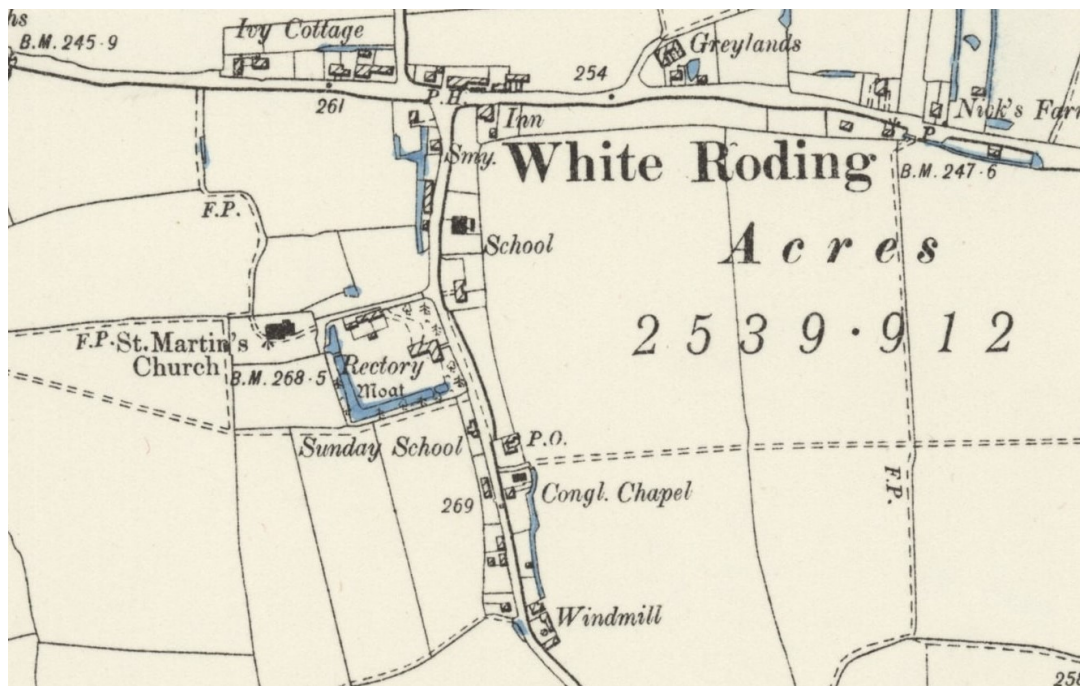


# Colchester Archaeological Trust



**CAT Report 2101  
issued November 2024**

**Archaeological monitoring and recording at  
Bantam House, Church Lane, White Roding, Essex,  
CM6 1RJ: October 2024**



**CAT project ref.: 2024/07c  
ECC code: WHRBH24**

**Archaeological monitoring and recording at  
Bantam House, Church Lane, White Roding, Essex,  
CM6 1RJ: October 2024**

**NGR: TL 56260 13365 (centre)**

**Planning district: Uttlesford  
Planning ref.: UTT/24/0455/FUL**

**CAT project ref.: 2024/07c  
CAT Report 2101**

**ECC code: WHRBR24  
OASIS id: colchest3-526898**

**Report prepared by Bronagh Rae-Quinn**

**Fieldwork by Bronagh Rae-Quinn**

**Commissioned by the Homeowner**

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## 1 Summary

Archaeological monitoring was carried out at Bantam House, Church Lane, White Roding, Essex during groundworks for the construction of a new dwelling. Located within a medieval homestead moated site, monitoring revealed previously unknown continuation of the moat to the north of the site, as well as four post-medieval/modern pits.

## 2 Introduction (Fig 1)

This is the report for archaeological monitoring at Bantam House, Church Lane, White Roding, Essex which was carried out 9th-10th October 2024. The work was commissioned by the homeowner and was carried out by Colchester Archaeological Trust (CAT) during groundworks for the construction of a new dwelling, planning ref. UTT/24/0455/FUL.

As the site lies within an area highlighted by the EHER as having a high potential for archaeological deposits, an archaeological condition was recommended by Essex County Council Place Services (ECCPS). This recommendation was for archaeological monitoring and recording, and was based on the guidance given in the *National Planning Policy Framework* (MHCLG 2023).

No archaeological brief was produced, but in consultation with Katie Lee-Smith of ECCPS a written scheme of investigation (WSI) (CAT 2024a) was prepared by CAT in response to her recommendation and agreed before groundworks began.

In addition to the WSI, all fieldwork and reporting was undertaken in accordance with:

- *Management of Research Projects in the Historic Environment (MoRPHE)* (Historic England 2015),
- Professional standards of the Chartered Institute for Archaeologists, including its *Code of Conduct* (ClfA 2020a-b, 2022, 2023a-b),
- East of England standards and frameworks published by East Anglian Archaeology (Brown & Glazebrook 2000, Gurney 2003, Medlycott 2011) and the recent review updates on <https://researchframeworks.org/eoe/>
- Relevant health and safety guidelines and requirements (CAT 2024b).

In 2021 the development site was lowered by c 0.40m, with c 116m of foundation trench and a foundation pad measuring 2.81m by 3.25m excavated without archaeological supervision. The extent of these groundworks can be seen on Fig 2.

## 3 Archaeological and geoarchaeological background

The following archaeological background draws on specialist archaeological advice provided by the ECC Historic Environment Advisor, the Colchester Archaeological Trust report archive and the Essex Historic Environment Record (EHER numbers, which are accessible via the Heritage Gateway website ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk))).

The proposed development site lies within a homestead moated site (EHER 4359). The site is likely medieval in date and is one of ten moated homesteads around White Roding, all thought to date to the medieval period. Only two sides of the moat survive on the development site, to the south and west. The moat is not listed.

Bantam House is located along the northern edge of the moated site, with the Grade II listed c 16th-century Old Rectory (NHLE 1111985, EHER 38087) to the south. The first edition 25-inch OS map of 1897 shows a number of outbuildings and related yards in the northern extent of the site, likely a stable and coach house related to the Old Rectory (Brighter Planning Consultancy 2021). It was in 1969 that these outbuildings were converted and extended to form the now demolished Bantam House.

St Martin's Church (EHER 4362) to the north-west is a Grade II\* listed building (NHLE1322680) dating from the 11th century. Within the graveyard immediately to the south-east of the church is a post-medieval double table tomb of the Parris family, also Grade II listed (NHLE 1111981).

Approximately 900m west of Bantam House is Colville Hall (EHER 4358), a scheduled monument of Tudor and medieval remains (NHLE 1002124). In 1846, a farmer at Colville Hall uncovered a series of Roman finds including lamps, urns containing burnt bones, coins of Nero, fragments of tiles and several keys. West of White Roding, close to the proposed site, a Roman vessel was also uncovered (EHER 4500).

Lucas Farm Moat (EHER 4462) is approximately 1 mile north-east of Bantam House, alongside Lucas Farm House, a Grade II\* listed building (NHLE 1322653) both with a medieval date, is very similar in plan to the homestead moated site at Bantam House.

The Geology of Britain viewer (1:50,000 scale<sup>1</sup>) shows the bedrock geology of the site is comprised of London clay formation (bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay), with superficial deposits of Lowestoft Formation – Diamicton. The Lowestoft Formation forms an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays.

#### **4 Aims**

The aim of the archaeological monitoring was to identify, excavate and record any archaeological contexts revealed during the works.

#### **5 Results (Figs 2-3)**

Approximately 38m of foundation trench was machine-excavated under the supervision of a CAT archaeologist. The trenches were 0.6m wide, c 1.10-1.35m deep and were cut through topsoil (L1, 0.10m thick) onto natural geology (L2). However, as the site was lowered in 2021, it was difficult to ascertain whether L1 was a true topsoil or a subsoil.

A large north-east/south-west oriented ditch (F5) was identified in two of the foundation trenches. The feature was >2.6m wide where it could be seen in section, and >1.35m deep. It was noted that the fill was a wet, blue-grey clay, suggesting that it was likely an alluvial deposit rather than colluvial. It is likely that this ditch forms the northern extent of the moat around the site.

Four moderately large pits (F1-F4) were identified within the western foundation trench. Pit F1 was 3.32m wide and 0.78m deep, and was likely a rubbish pit. The fills contained fragments of post-medieval peg-tile, although none was retained for post-excavation analysis.

Both F2 and F3 were truncated by the 2021 foundation trench and partially filled with concrete, making them difficult to fully analyse. Pit F2 was 1.59m wide and 0.49m deep, while F3 was 0.9m wide and 1.1m deep. Peg-tile and brick were present in both features, with slate also being recorded in F3. Both of these pits were cut into the backfill of the moat (F5).

The final pit (F4) was smaller than the others identified at 1m wide and 0.24m deep. Whilst it also contained peg-tile fragments, the fill was very similar to L1, which could suggest that it was a modern garden feature.

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<sup>1</sup> British Geological Survey – <https://geologyviewer.bgs.ac.uk/>



**Photograph 1** Section of moat F5, looking north-east.



**Photograph 2** North-east/south-west oriented footing, looking north-east.



**Photograph 3** Central footing, looking north-north-east.

## 6 Finds

*by Dr Matthew Loughton*

One sherd (131g) of medieval/post-medieval peg-tile came from ditch F5. This sherd was not retained.

## 7 Conclusion

Archaeological monitoring at Bantam House, Church Lane, White Roding revealed the northern extent of the medieval homestead moated site. The moat had been backfilled before 1837 as it is not shown on the Tithe Map (Map 1), however some form of possible water feature is recorded on the eastern edge of the site and in the north-eastern corner which is still visible to some extent on the site today (Photograph 4). Pits F1, F2 and F3 are probably associated with activity around the outbuildings of the Old Rectory.



**Map 1** 1837 Tithe Map of the site showing the outbuildings and moat. Whilst the moat cannot be seen to the north or east, a possible water feature is noted along the eastern boundary and in the north-west corner.



**Photograph 4** View of an existing water feature on the development site that could be related to the features shown on the Tithe Map. It continues west towards F5. Looking north-north-west.



## 8 Acknowledgements

CAT thanks the homeowner for commissioning and funding the work. The project was managed by A Wightman and C Lister, fieldwork was carried out by B Rae-Quinn. Figures are by B Rae-Quinn and C Hill. The project was monitored for ECCPS by Katie Lee-Smith.

## 9 References

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

Brighter Planning Consultancy	2024	<i>Heritage Statement: Proposed Erection of Replacement Dwelling, Bantams House, Church Lane, White Roding, CM6 1RJ</i>
British History Online	2024	'White Roding', in <i>An Inventory of the Historical Monuments in Essex, Volume 2, Central and South west</i> . London, 1921; British History Online ( <a href="https://www.british-history.ac.uk/rchme/essex/vol2/pp256-258">https://www.british-history.ac.uk/rchme/essex/vol2/pp256-258</a> ) [accessed 12 November 2024]
Brown, N & Glazebrook, J	2000	<i>Research and Archaeology: A Framework for the Eastern Counties 2. Research agenda and strategy</i> . East Anglian Archaeology Occasional Paper 8 (EAA 8).
CAT	2024	<i>Health &amp; Safety Policy</i> . Colchester Archaeological Trust.
ClfA	2020a	<i>Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives</i> . ClfA Chartered Institute for Archaeologists; published 2014, revised 2020.
ClfA	2020b	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i> . ClfA Chartered Institute for Archaeologists; published 2014, revised 2020.
ClfA	2022	<i>Code of Conduct</i> . ClfA Chartered Institute for Archaeologists; published 2014, revised 2022.
ClfA	2023a	<i>Standard for archaeological monitoring and recording</i> . ClfA Chartered Institute for Archaeologists.
ClfA	2023b	<i>Universal guidance for archaeological monitoring and recording</i> . ClfA Chartered Institute for Archaeologists.
Gurney, D	2003	<i>Standards for field archaeology in the East of England</i> . East Anglian Archaeology Occasional Papers 14 (EAA 14)
Historic England	2015	<i>Management of Research Projects in the Historic Environment (MoRPHE)</i>
Medlycott, M	2011	<i>Research and archaeology revisited: A revised framework for the East of England</i> . East Anglian Archaeology Occasional Papers 24 (EAA 24).
MHCLG	2023	<i>National Planning Policy Framework</i> . Ministry of Housing, Communities and Local Government

## 10 Abbreviations and glossary

CAT	Colchester Archaeological Trust
ClfA	Chartered Institute for Archaeologists
context	specific location of finds on an archaeological site
ECC	Essex County Council
ECCHEA	Essex County Council Historic Environment Advisor
ECCPS	Essex County Council Place Services
EHHER	Essex Historic Environment Record
feature (F)	an identifiable thing like a pit, a wall, a drain: can contain 'contexts'
layer (L)	distinct or distinguishable deposit (layer) of material
medieval	period from AD 1066 to c 1500
modern	period from c AD 1800 to the present
natural	geological deposit undisturbed by human activity
NGR	National Grid Reference

OASIS                      **Online Access to the Index of Archaeological Investigations**,  
                                 <http://oasis.ac.uk/pages/wiki/Main>  
post-medieval            from c AD 1500 to c 1800  
section                    (abbreviation sx or Sx) vertical slice through feature/s or layer/s  
wsi                         written scheme of investigation

## 11 Contents of archive

**Finds:** None retained

**Digital:**

CAT Report 2101

CAT written scheme of investigation

Digital photographs

Site data

Survey data

## 12 Archive deposition

The archive is currently held by the Colchester Archaeological Trust at Roman Circus House, Roman Circus Walk, Colchester, Essex CO2 7GZ, but will be permanently deposited with the Archaeology Data Service (digital data).

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**Distribution list:**

Homeowner

Katie Lee-Smith, Essex County Council Place Services

Essex Historic Environment Record

## Appendix 1 Context list

Context	Finds No.	Context type	Description	Date
L1	-	?Topsoil	Dark grey/brown loamy clay	Modern
L3	-	Natural	Firm, moist chalk rich boulder clay	Post-glacial
F1	-	Rubbish pit	<b>Fill A:</b> ?Redeposited natural, mid brown/yellow chalk rich boulder clay <b>Fill B:</b> Firm, dark grey/brown silty clay with occasional chalk and peg-tile fragments	Post-medieval
F2	-	Pit	Fill unclear as filled with concrete	Post-medieval
F3	-	Pit	Fill unclear as filled with concrete	Post-medieval
F4	-	Pit	Dark brown/grey silty clay with occasional charcoal and peg-tile	Post-medieval
F5	1	Moat	<b>Fill A:</b> Friable, wet blue/grey clay with moderately frequent chalk and peg-tile <b>Fill B:</b> ?Redeposited natural, mid brown/yellow chalk rich clay <b>Fill C:</b> Same as Fill A	Medieval

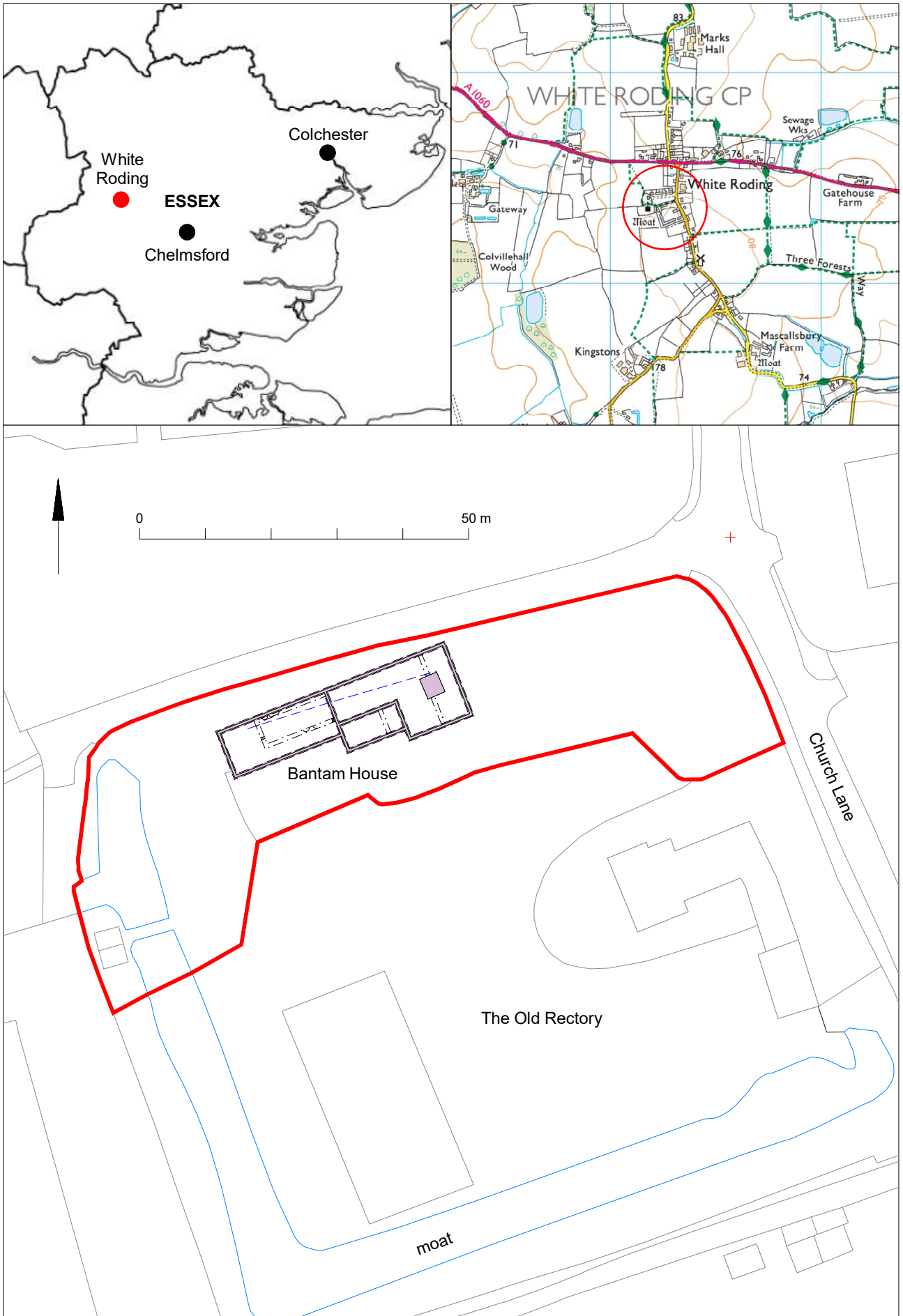


Fig 1 Site location.

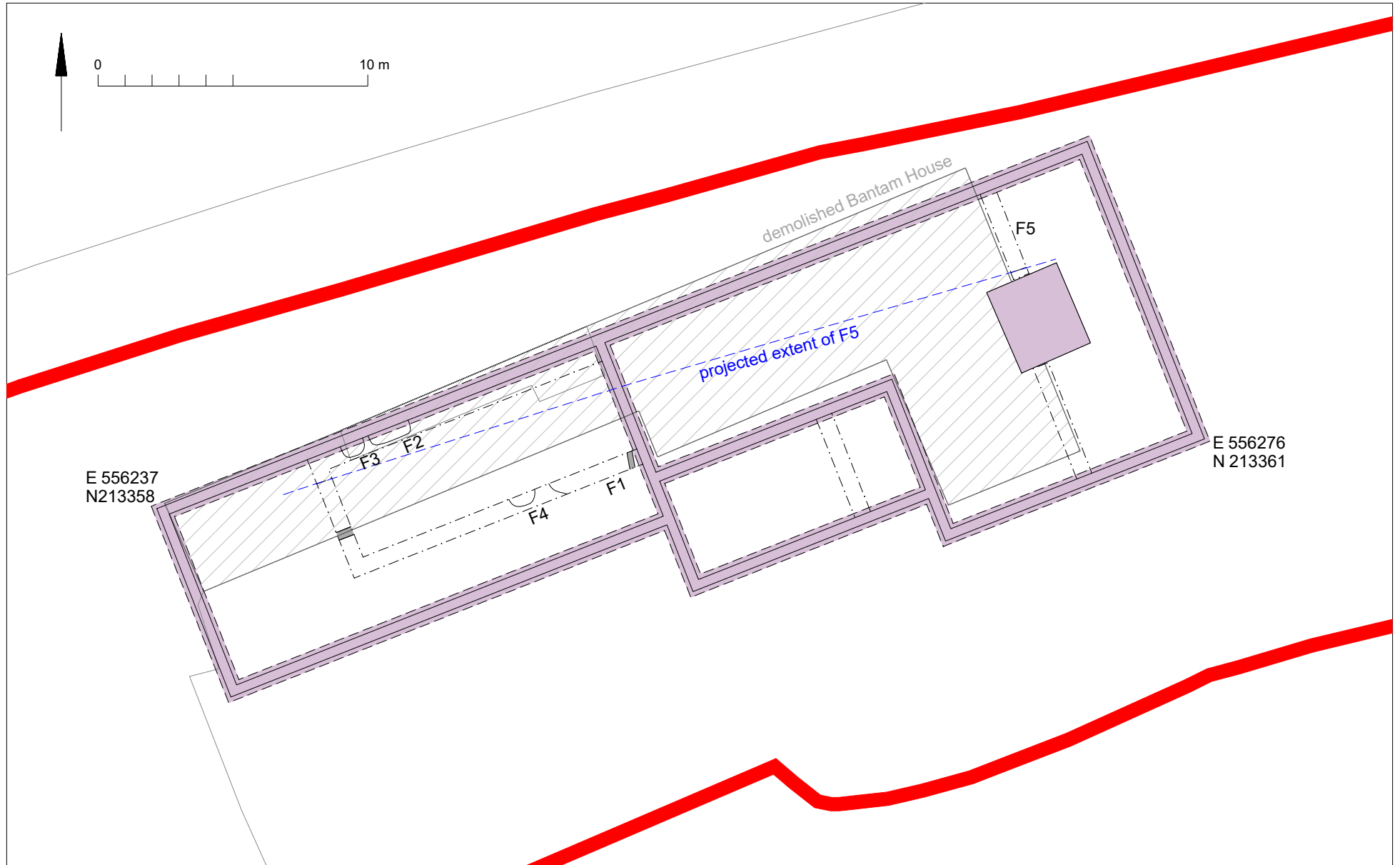


Fig 2 Results. Extent of unmonitored groundworks from 2021 are highlighted in pink.



# OASIS Summary for colchest3-526898

OASIS ID (UID)	colchest3-526898
Project Name	Archaeological monitoring and recording at Bantam House, Church Lane, White Roding, Essex, CM6 1RJ: October 2024
Sitename	Bantam House, Church Lane, White Roding, Essex, CM6 1RJ
Sitecode	WHRBR24
Project Identifier(s)	2024/07c
Activity type	Watching Brief
Planning Id	UTT/24/0455/FUL
Reason For Investigation	Planning requirement
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	09-Oct-2024 - 10-Oct-2024
Location	Bantam House, Church Lane, White Roding, Essex, CM6 1RJ NGR : TL 56253 13364 LL : 51.797097, 0.264498 12 Fig : 556253,213364
Administrative Areas	Country : England County/Local Authority : Essex Local Authority District : Uttlesford Parish : White Roothing
Project Methodology	All work was undertaken in accordance with the archaeological Brief and Written Scheme of Investigation
Project Results	Archaeological monitoring was carried out at Bantam House, Church Lane, White Roding, Essex during groundworks for the construction of a new dwelling. Located within a medieval homestead moated site, monitoring revealed previously unknown continuation of the moat to the north of the site, as well as four post-medieval/modern pits.
Keywords	Moat - MEDIEVAL - FISH Thesaurus of Monument Types Rubbish Pit - MEDIEVAL - FISH Thesaurus of Monument Types
Funder	Private individual
HER	Essex HER - unRev - STANDARD
Person Responsible for work	C Lister, L Pooley, A Wightman
HER Identifiers	HER Event No - WHRBR24
Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;