

Colchester Archaeological Trust



**CAT Report 2040
issued April 2024**

**Archaeological monitoring at Wakerings Farm,
Leighs Road, Great Leighs, Essex, CM3 3NH:
August 2023 – February 2024**



**CAT project ref.: 2023/06m
ECC code: GLWF23b
Archaeological monitoring at Wakerings Farm,**

**Leighs Road, Great Leighs, Essex, CM3 3NH:
August 2023 – February 2024**

NGR: TL 73438 14464 (centre)

Planning district.: Chelmsford

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**report prepared by Xander Smith
with contributions by Dr Matthew Loughton**

fieldwork by Xander Smith and Sarah Veasey

**commissioned by David Bailey of PNT Property
On behalf of PNT SPV 1 Ltd**

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1 Summary

Archaeological monitoring was carried out at Wakerings Farm, Leighs Road, Great Leighs, Essex during groundworks to convert the site into residential accommodation. Located within a historic farmstead, monitoring revealed a mixture of undated, post-medieval and modern features including pits and gullies.

2 Introduction

This is the report for archaeological monitoring carried out by Colchester Archaeological Trust (CAT) at Wakerings Farm, Leighs Road, Great Leighs, Essex from 31st August 2023 to 13th February 2024. The work was commissioned by David Bailey of PNT Property on behalf of PNT SPV 1 Ltd, and took place during groundworks associated with the demolition and alterations of existing agricultural buildings to convert the site into residential accommodation with new dwellings including a garage.

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 the Essex County Council Place Services Historic Environment Advisor. This recommendation was for a programme of archaeological monitoring and was based on the guidance given in the *National Planning Policy Framework* (MHCLG 2021).

All archaeological work was carried out in accordance with a *Written scheme of investigation for historic building recording and archaeological monitoring at Wakerings Farm, Leighs Road, Great Leighs, Essex, CM3 3NH* (ECCPS 2023) and a *Written scheme of investigation (WSI)* prepared by CAT (2023).

In addition to the project Brief and 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* (CIfA 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 2023).

3 Archaeological background

The following archaeological background includes extracts of the ECC Brief (ECCPS 2023) and Essex Historic Environment Records (EHER) held at Essex County Council, County Hall, Chelmsford, Essex (accessed via <http://www.heritagegateway.org.uk>).

Wakerings Farm is a historic farmstead, thought to have been established in the medieval period, located in the village of Great Leighs. Wakerings Farmhouse (not proposed for development) is Grade II listed and has origins in the 15th century (NHLE No. 1122110, EHER 30506). The earliest cartographic evidence of Wakerings Farm is on the Chapman and André map of 1777 (Map 1). Several of the agricultural buildings proposed for alteration are clearly visible on the Tithe map from 1838 (Map 2) and the first edition 6-inch OS Map of 1874 (Map 3), and are highlighted in orange on the maps below.

A programme of historic building recording was carried out by Colchester Archaeological Trust at Wakerings Farm in July 2023 (CAT Report 1972) in advance of the current project. The recording detailed a complex of four agricultural ranges, the oldest of which was a five-bay threshing barn. The carpentry techniques used in the barn indicated a construction date no later than the 16th century. The timber-frame comprised all hand-sawn timbers, with jowled posts and concealed tension bracing. A midstrey was added to the barn in the mid 19th century. Cartographic evidence indicates that throughout the 18th, 19th and 20th centuries, the building

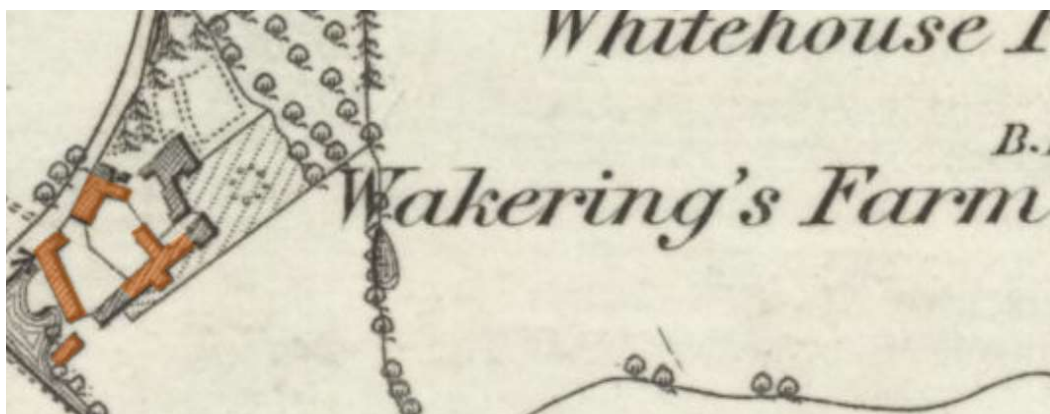
complex at Wakerings Farm was repeatedly added to, extended and rebuilt, indicative of a farm that was flourishing and evolving to keep up with the constantly changing demands of the farming industry.



Map 1 Extract of the 1777 Chapman and André map. Wakerings Farm highlighted in orange.



Map 2 Extract of the 1836 Tithe Map showing Wakerings Farm as Wakering Farm.



Map 3 Extract of the first edition 6-inch OS map.

4 Aim

Archaeological monitoring was undertaken to excavate and record any archaeological deposits which were exposed by the groundworks.

5 Results (Figs 2-3)

The following groundworks were monitored by a CAT archaeologist:

- foundation pad excavations within the footprint of the Pond Barn (total area 116m² to a depth of 0.1m),
- foundation pad excavations within the footprint of the Road Barn (total area 119m² to a depth of 0.1m),
- foundation pad excavations within the north-east room of the Bailey Barn (total area 56m² to a depth of 1.0-1.07m),
- foundation pad excavations within the Bailey Barn (total area 135m² to a depth of 0.60-0.66m),
- foundation pad excavations within the north-west room of the Bailey Barn (total area 53m² to a depth of 0.68-0.7m),
- foundation pad excavations for a new extension to the south-west of the Bailey Barn (total area 330m² to a depth of 0.60-1.07m).

In general, modern topsoil (L1, 0.1-0.2m thick) sealed a post-medieval/modern made-ground (L2, 0.25-0.3m thick), which in turn covered the natural clay (L3) where encountered. When L2 was not present, L1 sealed L3. Variations to this stratigraphic sequence are mentioned below.

Pond and Road Barn (Photographs 1-2)

The footprint of the Pond Barn and Road Barn were both monitored after the groundworks had occurred. In both areas the modern concrete floor had been removed directly onto natural clay L3, with minimal removal of L1 around the edges of the historic footprints.

The north-east room of the Bailey Barn (Photographs 3-4)

Under the floor of the north-east room of the Bailey Barn was a shallow pit (F1, 0.45 x 0.55m, 0.17m deep), cutting L3 and covered by L2. The feature was 100% excavated and a single sherd of medieval/post-medieval peg-tile was recovered.

The Bailey Barn (Photograph 5)

Under the modern concrete floor of the Bailey Barn was a layer of hard packed clay (L4, 0.05-0.4 m thick), presumed to be a levelling layer for the concrete above. It covered L2 within the limits of the barn, it was not observed in section.

An undated gully (F2, 0.3-0.4m wide, 0.06-0.11m deep and recorded for a length of 13.7m) was observed running roughly north-south under the floor of the Bailey Barn. It extended north and south outside of the excavation area, however it was not observed further south so likely terminates or turns between the barn and the new extension. Two sections were excavated and with no finds recovered the feature remains undated.

The north-west room of the Bailey Barn (Photograph 6)

Under the modern concrete floor of the north-west room of the Bailey Barn was a layer of modern made-ground (L5, 0.14-0.15m thick) supporting the concrete above and covering L2. Patches of natural under the north-west barn extension were contaminated by diesel (L6), these were not observed in section.



Photograph 1 The stripped footprint of Pond Barn, view north-west.



Photograph 2 The stripped footprint of Road Barn, view west.



Photograph 3 Section from the north-east room of the Bailey Barn, view north-west.



Photograph 4 Pit F1, view south-west.



Photograph 5 Gully F2 sx1, view south.



Photograph 6 Section from the north-west room of the Bailey Barn, view north-west.

The new extension south-west of the Bailey Barn (Photographs 7-11)

Extending south-west from the Bailey Barn were two foundation walls, F3 (0.4m wide, 0.32m deep, and recorded for a distance of 9.5m) and F4 (0.41m wide, 0.17 deep, and recorded for a distance of 8.7m long) both of which extended south-west out of the excavation area. South-west of the Bailey Barn was an area of made-ground (L7, 0.2-0.29m thick), presumably related to a historic southern extension to the Bailey Barn (as seen in historic mapping), this covered, where observed, L3, F3 and F4.

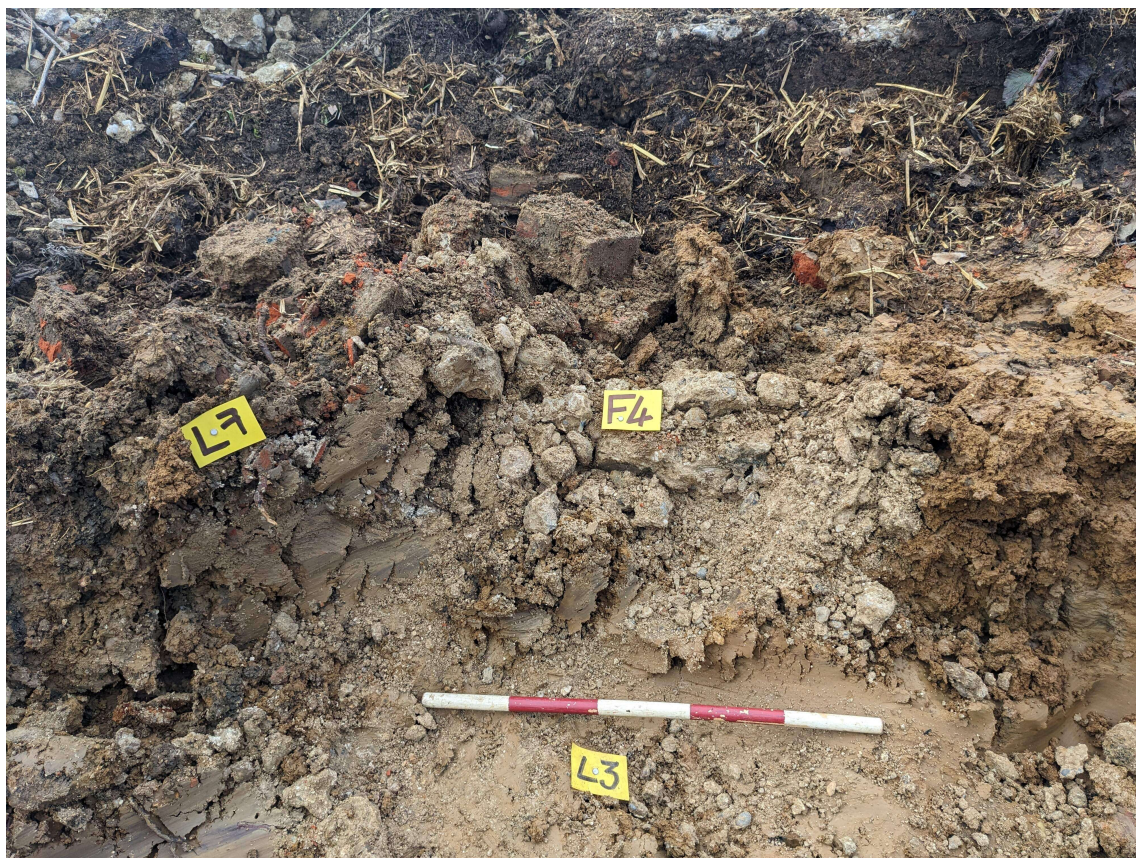
In the centre of the new extension was modern pit F5 (1.7 x 1.8m), observed cutting L3. The feature extended south-west out of the excavation area and was not excavated.

Inside the footprint of the demolished modern barn building was a chalk floor (L8, 0.17-0.22m thick). This covered a modern made-ground (L9, 0.33-0.35m thick) which sealed, where observed, L2.

In the southern end of the footings a wide area of contaminated natural (L10, >69.7m²) extended out of the area of excavation south-west, south-east and north-west.



Photograph 7 Section from the new extension south-west of the Bailey Barn, view north-north-east.



Photograph 8 Section through F4, view north-north-east.



Photograph 9 Pit F5, view south-west.



Photograph 10 Section showing L8 and L9, view south-west.



Photograph 11 The stripped footprint of the new extension south-west of the Bailey Barn, view north.

A full context list can be found in Appendix 1.

6 Finds

by Dr Matthew Loughton

Pit/post-hole F1 produced one fragment (16g) of medieval/post-medieval peg-tile. Subsoil L2 uncovered two pieces (283g) of medieval/post-medieval peg-tile and one unfrosted brick (1563g) with dimensions of ? mm x 120 mm x 65 mm which dates to the first half of the 19th century. None of this material was retained.

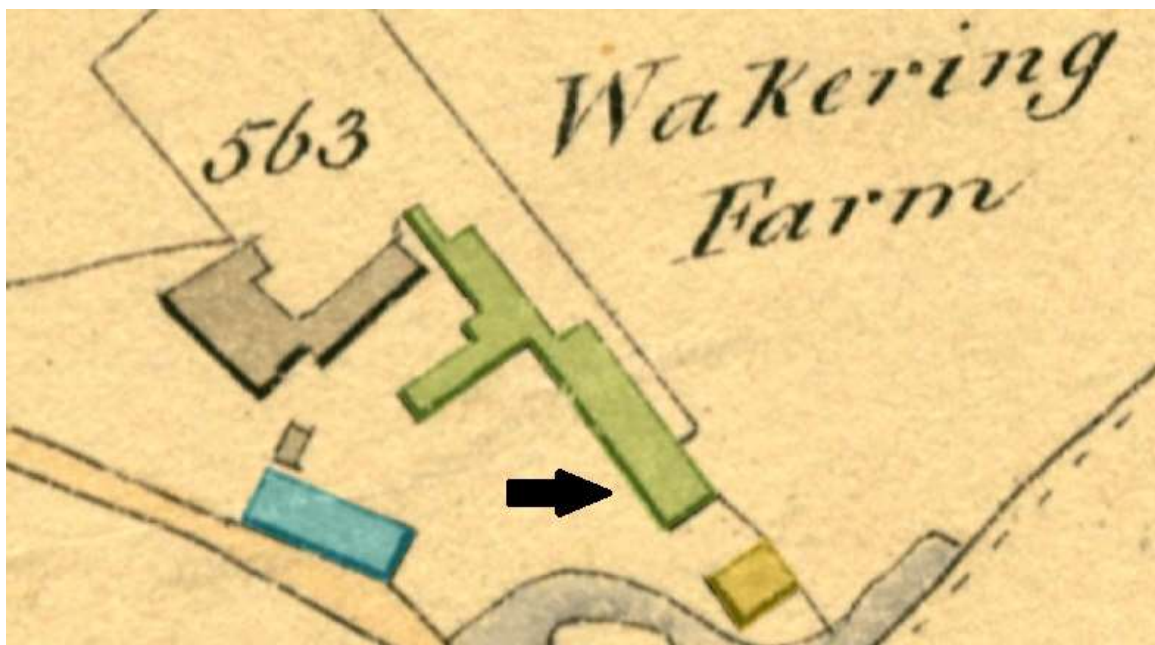
7 Conclusion

Archaeological monitoring at the historic farmstead of Wakerings Farm, Leighs Road, Great Leighs revealed a small collection of features of archaeological significance.

Among the features observed, the most significant represent the use of the area prior to the establishment of the Bailey Barn (16th century) and its extensions (19th century) (CAT Report 2023). Pit F1 can be dated as post-medieval through its position under the north-eastern room, similarly, located underneath the Bailey Barn, undated gully F2 must predate the 16th century.

Brick wall foundations F3 and F4 are tied directly to the established expansion and contraction of the farm buildings during the historic life of the complex. They represent a demolished extension to the Bailey Barn and can be best dated as prior to 1836 where the Bailey Barn is shown, in the tithe map of that year, to extend further to the west (see Map 4). In addition to these, the modern pit F5 represents the farmstead's continued use into the 20th century.

These findings suggest to us that the area was inhabited prior to the establishment of farm buildings at Wakerings Farm, with later evidence correlating to the existing historic mapping of the complex, to create a wider picture of the farmstead and its direct environs.



Map 4 Extract of the 1836 Tithe Map with arrow indicating the approximate location of F3 and F4. Wakerings Farm shown as Wakering Farm.

8 Acknowledgements

CAT thanks David Bailey of PNT Property and PNT SPV 1 Ltd for commissioning and funding the work. The project was managed by C Lister and A Wightman, fieldwork was carried out by X Smith and S Veasey. Figures are by X Smith and E Holloway. The project was monitored for ECCPS by Mark Baister.

9 References

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

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	2023	<i>Health & Safety Policy.</i> Colchester Archaeological Trust.
CAT Report 1972	2023	<i>Historic building recording at Wakerings Farm, Leighs Road, Great Leighs, Essex: July 2023,</i> by Sarah Veasey and Xander Smith
CIfA	2020a	<i>Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives.</i> CIfA Chartered Institute for Archaeologists; published 2014, revised 2020.
CIfA	2020b	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials.</i> CIfA Chartered Institute for Archaeologists; published 2014, revised 2020.
CIfA	2022	<i>Code of Conduct.</i> CIfA Chartered Institute for Archaeologists; published 2014, revised 2022.
CIfA	2023a	<i>Standard for archaeological monitoring and recording.</i> CIfA Chartered Institute for Archaeologists.
CIfA	2023b	<i>Universal guidance for archaeological monitoring and recording.</i> CIfA 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
CIfA	Chartered Institute for Archaeologists
context	a single unit of excavation, which is often referred to numerically, and can be any feature, layer or find.
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
post-medieval	period from c AD 1500 to c 1800
Roman	period from AD 43 to 410.
section	(abbreviation sx or Sx) vertical slice through feature/s or layer/s
ws	written scheme of investigation

11 Contents of archive

Finds: none retained

Digital record

CAT Report 2040

ECCPS brief, CAT wsi

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 record).

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Distribution list:

David Bailey of PNT Property

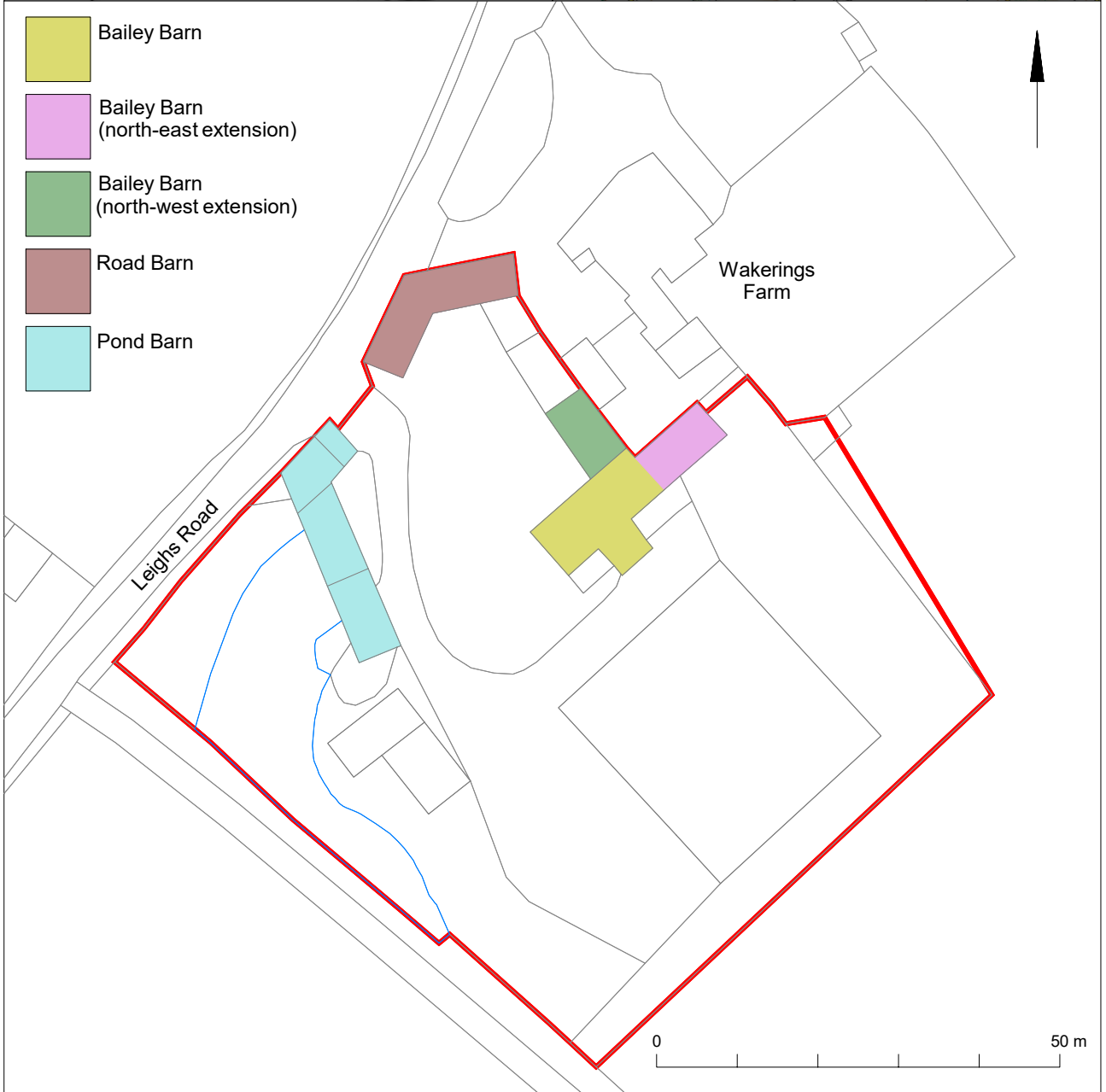
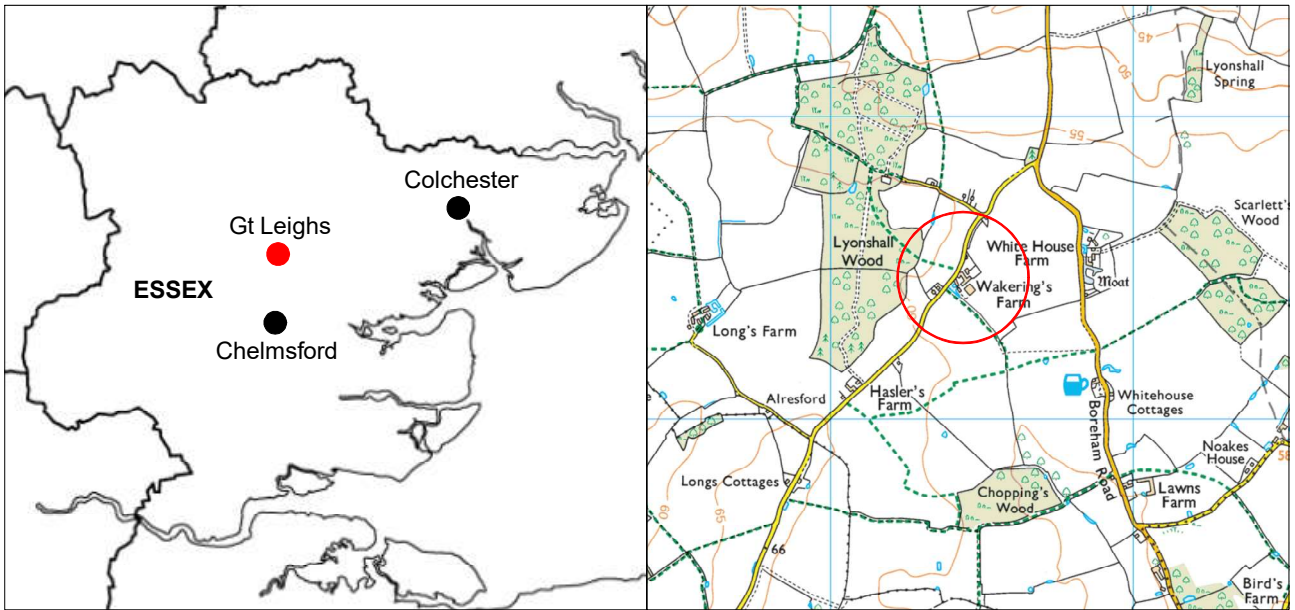
PNT SPV 1 Ltd

ECC Place Services Historic Environment Advisor

Essex Historic Environment Record, Essex County Council

Appendix 1 Context list

Context	Finds no.	Interpretation	Soil description	Period
F1	1	Pit/post hole	firm moist medium/dark grey/brown silty clay with charcoal flecks and inclusions of: stone 1%	Post-medieval
F2	-	Gully	firm moist medium/dark grey/brown silt	Undated/post-medieval
F3	-	Building foundations	N/A	Post-medieval
F4	-	Building foundations	N/A	Post-medieval
F5	-	Pit	friable wet very dark grey/brown/black clayey silt with charcoal flecks, brick flecks, tile flecks and inclusions of: stone 1%	Modern
L1	-	Topsoil	friable moist dark grey/brown silt with brick flecks, tile flecks and inclusions of: stone 1%	Modern
L2	2	Subsoil	firm moist medium grey/brown silt with brick flecks, tile flecks and inclusions of: stone 1% tile/brick 1%	Post-medieval/modern
L3	-	Natural	firm moist medium yellow/orange clay	Post-glacial
L4	-	Made-ground	hard dry very light yellow/grey clay with brick flecks, tile flecks	Modern
L5	-	Made-ground	hard dry medium orange/brown clayey sand with brick flecks, tile flecks and inclusions of: stone 3%	Modern
L6	-	Contaminated Natural	hard moist/wet dark yellow/grey/black clay	Modern
L7	-	Made-ground	soft moist dark grey/brown sandy silt and inclusions of: stone 1% tile/brick 2%	Modern
L8	-	Chalk floor	N/A	Modern
L9	-	Made-ground	hard dry dark yellow/brown sandy silt with brick flecks, tile flecks and inclusions of: stone 3%	Modern
L10	-	Contaminated Natural	very dark grey/brown/black clay	Modern



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Fig 1 Site location.

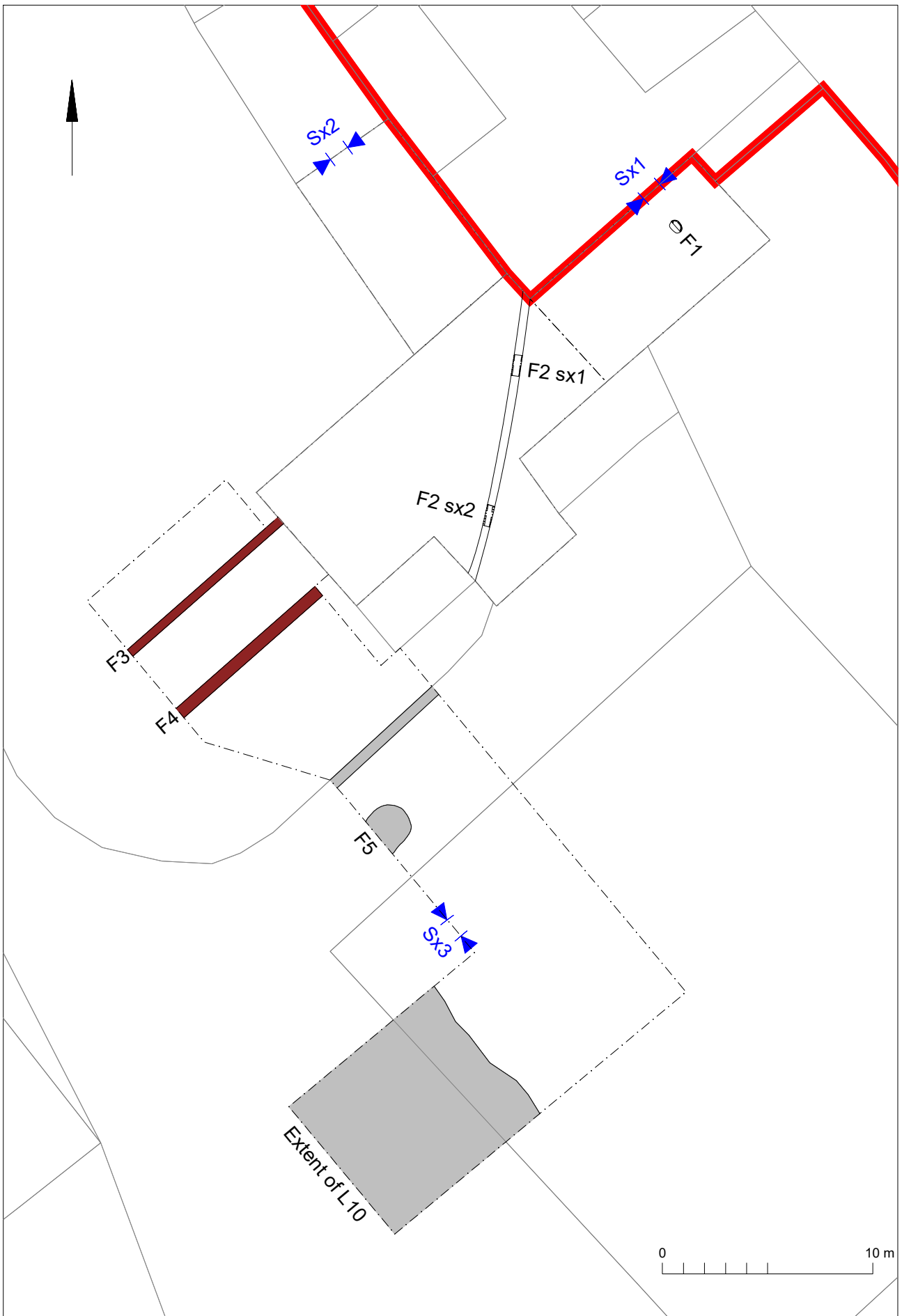


Fig 2 Results (all modern features in grey)

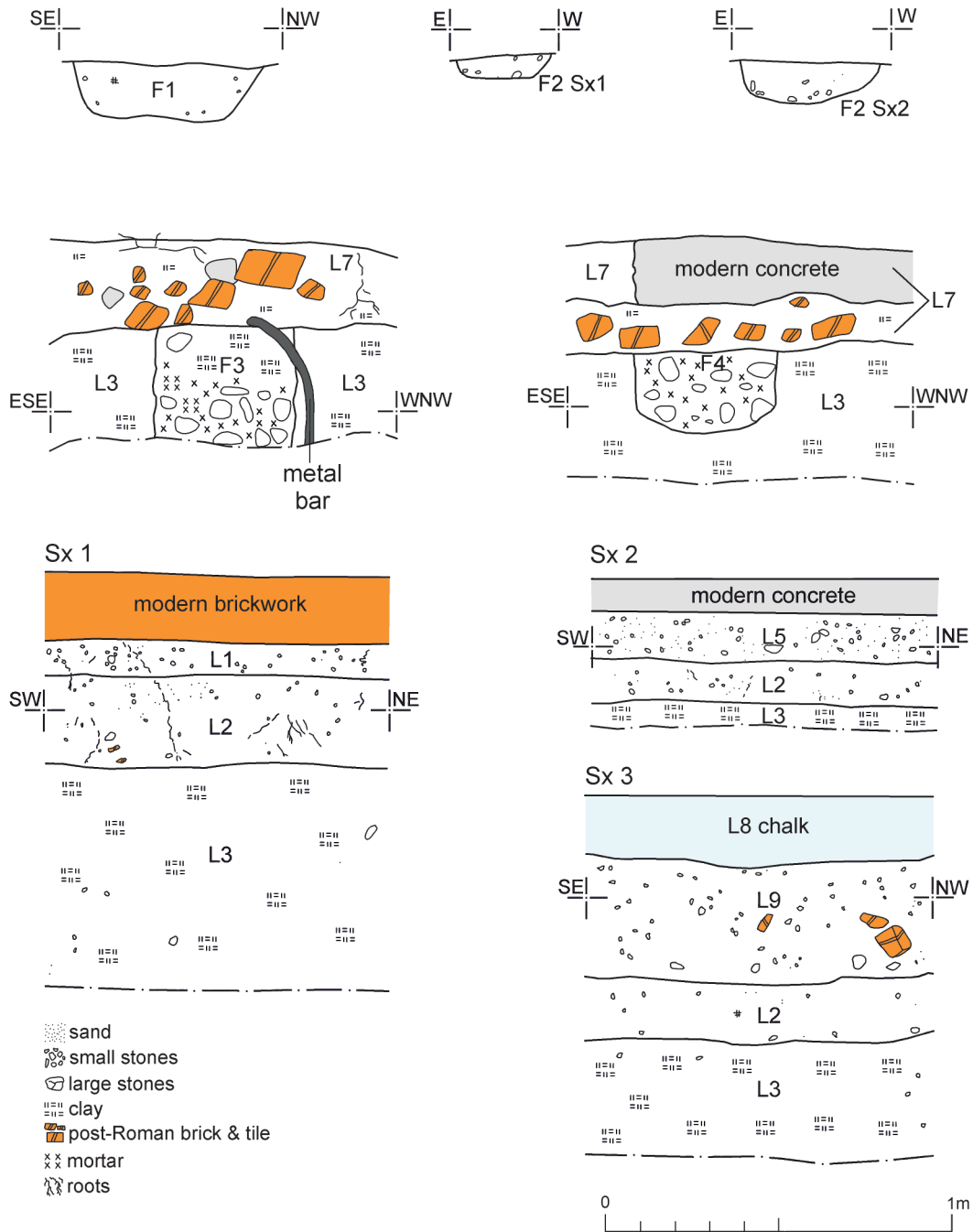


Fig 3 Feature and representative sections.

OASIS Summary for colchest3-523972

OASIS ID (UID)	colchest3-523972
Project Name	Archaeological Monitoring and Recording at Wakerings Farm, Leighs Road, Great Leighs, Essex, CM3 3NH
Sitename	Wakerings Farm, Leighs Road, Great Leighs, Essex, CM3 3NH
Sitecode	
Project Identifier(s)	2023/06m
Activity type	Field Observation (Monitoring)
Planning Id	22/02290/LBC
Reason For Investigation	Planning requirement
Organisation Responsible for work	Colchester Archaeological Trust
Project Dates	31-Aug-2023 - 13-Feb-2024
Location	Wakerings Farm, Leighs Road, Great Leighs, Essex, CM3 3NH NGR : TL 73438 14464 LL : 51.801919952476986, 0.514014793243374 12 Fig : 573438,214464
Administrative Areas	Country : England County/Local Authority : Essex Local Authority District : Chelmsford Parish : Great and Little Leighs
Project Methodology	The following groundworks were monitored by a CAT archaeologist: <ul style="list-style-type: none"> • foundation pad excavations within the footprint of the Pond Barn (total area 116m² to a depth of 0.1m), • foundation pad excavations within the footprint of the Road Barn (total area 119m² to a depth of 0.1m), • foundation pad excavations within the north-east room of the Bailey Barn (total area 56m² to a depth of 1.0-1.07m), • foundation pad excavations within the Bailey Barn (total area 135m² to a depth of 0.60-0.66m), • foundation pad excavations within the north-west room of the Bailey Barn (total area 53m² to a depth of 0.68-0.7m), • foundation pad excavations for a new extension to the south-west of the Bailey Barn (total area 330m² to a depth of 0.60-1.07m).
Project Results	Archaeological monitoring was carried out at Wakerings Farm, Leighs Road, Great Leighs, Essex during groundworks to convert the site into residential accommodation. Located within a historic farmstead, monitoring revealed a mixture of undated, post-medieval and modern features including pits and gullies.
Keywords	Gully - POST MEDIEVAL - FISH Thesaurus of Monument Types Pit - POST MEDIEVAL - FISH Thesaurus of Monument Types Building - POST MEDIEVAL - FISH Thesaurus of Monument Types
Funder	Private or public corporation PNT SPV 1 Ltd
HER	Essex HER - unRev - STANDARD
Person Responsible for work	C Lister, A Wightman, L Pooley
HER Identifiers	HER Event No - GLWF23b

Archives	Digital Archive - to be deposited with Archaeology Data Service Archive;
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