Joseph Rank
House Phase 2
Harlow Essex

Desk-Based Assessment

Client: Luminus Developments Ltd
OA East Report No: 957
OASIS No: oxfordar3-83521
NGR: TL 544332 210010
Joseph Rank House Phase 2, Harlow

Desk-Based Assessment

By Chris Thatcher BA

Editor: James Drummond Murray BA, postgrad diploma (scientific methods in archaeology), MIFA

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Report Date: September 2010
Report Number: 957
Site Name: Joseph Rank House

HER Event No:
Date of Works: September 2010
Client Name: Luminus Developments Ltd
Client Ref:
Planning Ref:
Grid Ref: TL 544332 210010
Site Code: XEXJRH10
Finance Code: XEXJRH10
Receiving Body:

Accession No:
Prepared by: Chris Thatcher
Position: Project Officer
Date: 30 September 2010

Checked by: James Drummond Murray
Position: Project Manager
Date: 30 September 2010
Signed: ..........................................................

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Summary

This study was commissioned by Luminus Developments Ltd in advance of a proposed re-development. The assessment aims to define the archaeological potential of the land likely to be affected by the development.

The site is Joseph Rank House, Harlow and the car park situated immediately to the north. The proposed development includes the conversion of Joseph Rank House to residential accommodation and the demolition of the car park and redevelopment of the site for commercial, residential and parking space.

The site is situated on land deemed to have low archaeological potential as it lies in Harlow New Town beyond the limit of the Old Town, which was the focus of Harlow’s economic and social development up until the Post Medieval period. Furthermore, the site has undergone significant modern disturbance and truncation as a result of the sub basement parking within the car park. There are however, prehistoric remains in the form of the Parndon Hill Mounds, three round barrows, recorded immediately to the north of the site and it is therefore possible that some evidence for prehistoric activity may be present in the locality in any areas of the development not subject to modern disturbance. The site is centred on TL 544332 210010.
1 INTRODUCTION

1.1 Planning Background

1.1.1 Luminus Developments Ltd commissioned a desktop study from Oxford Archaeology East (formerly CAM ARC). The aim of this assessment is to determine the archaeological potential of the site, including the car park and area around it, prior to redevelopment.

1.1.2 The work contained in this document is entirely produced from a desk-based assessment and does not include any data from physical investigation at the proposed development site. A site visit was carried out in June 2007. Digital photographs were taken of both the outside and inside of the car park.

1.2 Location, Geology and Topography

1.2.1 The proposed development site is located within Harlow town centre near the intersection of Haydens Road and Fourth Avenue. It is bounded by Haydens Road to the west, West Gate to the south and Kitson Way to the east (Fig.1). It is centred at TL 544332 210010, at a height of approximately 70m OD.

1.2.2 The application site is currently occupied by a 12 storey office building, known as Joseph Rank House, and a five storey multi-level car park, known as Linkway Car Park, which includes basement level parking. Both were built in the late 1960’s under the New Towns Act 1946. The total area of the site is 6,890m².

1.2.3 The proposed development includes the conversion of Joseph Rank House to residential accommodation, demolition of the car park and redevelopment of the site for commercial, residential and parking space.

1.2.4 The underlying geology comprises Kesgrave and Lowerstoft formations of sand and gravel (British Geological Survey 2005).

1.3 Acknowledgements

1.3.1 The author would like to thank Luminus Developments Ltd who commissioned and funded the archaeological work and Tim Sturgess and Leanne Croft of Indigo Planning Limited. Thanks also go to the staff of the Historic Environment Branch of Essex County Council. The project was managed by James Drummond Murray.
2 ARCHAEOLOGICAL AND HISTORICAL SOURCES

2.1 Introduction
2.1.1 This desktop study incorporates data collated during research into the archaeological and historical background of Harlow, generated from Essex Historic Environment Record within the Historic Environment Branch of Essex County Council.

2.2 Historical Sources
2.2.1 Original historic research has not been undertaken as a part of this study. The historical background and development of Harlow has mostly been drawn from the secondary sources listed below:

- The Memorial University of Newfoundland and Labrador, Canada’s Harlow History and Geography provides a thorough account of the origins and development of Harlow including its major buildings, infrastructure and industry.
- White’s Directory of Essex 1848 provides a good general outline of the development of Harlow.

2.3 The Essex County Council Historic Environment Record (formerly SMR)
2.3.1 The HER research was conducted within a 500m radius of the development area. This generated 4 records, summarised by period in Appendix 2. All of these lay outside the development area.

2.4 Cartographic Evidence
2.4.1 Several historic maps were used in the research for this assessment. The cartographic evidence was particularly valuable for assessing the potential of the site as it demonstrated a consistency in the land use of the area for agricultural purposes rather than settlement activity. The maps used were as follows:

- 1873 Ordnance Survey Map
- 1884 Ordnance Survey Map (Fig. 2)
- 1899 Ordnance Survey Map
- 1947 Ordnance Survey Map

2.5 Earthworks
2.5.1 Parndon Hall Mounds, which comprises three round barrows lies within 500m of the development area, the southernmost of these is situated approximately 150m to the north of the development site itself. The barrows are aligned north to south, approximately 150m distant from one another.

2.6 Archaeological Excavations and Surveys
2.6.1 Two sites within 500m of the study area have undergone archaeological investigation.

Addison House, Hamstel Road (SMR No.18176)
2.6.2 An archaeological watching, approximately 100m to the northwest of the development site, revealed no features (Peachey, M, 1998).
Princess Alexandra Hospital, Hamstel Road (SMR No.18154)

2.6.3 An archaeological watching brief conducted on the cycle path linking Hamstel Road with Fourth Avenue revealed a single ditch on an east to west alignment apparently respective of the northern edge of one of the round barrows (Gadd D 1998).

3 OFFICIAL DESIGNATIONS

3.1.1 There is one Scheduled Ancient Monument (SAM) within the development area, Parndon Hall Mounds (SAM 68), the three round barrows, which are dated 2350BC to 701BC and on listed building, the water gardens lying between the Technical College and the Town Hall which were built according to the designs of Frederick Gibberd and Partners for the Harlow Development Corporation in 1963. This was one of the first post-war landscapes to appear on English Heritage's Register of Historic Parks and Gardens. There are no known Tree Protection Orders (TPOs) on the site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 General Background

4.1.1 The origins of Old Harlow pre-date the first written record in the Domesday Book (1086) where it appears as 'Herlaua'. An Iron Age religious centre is recorded at Stanegrove Hill, to the north of the New Town. This was superseded in the 1st century by a small Romano-British temple, which was twice rebuilt and enlarged before being abandoned during the 4th century along with the small permanent settlement associated with it (France, N.E and Gobel, B.M, 1985).

4.1.2 The place name Harlow is derived from two Saxon words, 'here' meaning an army, or host, and 'hlaw' meaning a hill; the hill in question lies behind the Green Man public house at Mulberry Green approximately 3.5km northeast of the development area. It has been suggested that this was the assembly point for a tribal force and meeting place for the people of the district and 'Mulberry' is, in fact, a corruption of the medieval 'moot-bury' or 'hill of meeting'.

4.1.3 In the late Saxon/early medieval period, Harlow parish comprised five manors, principally Harlowbury, Brend Hall, Kitchen Hall, Hubbards, and Moor Hall. It ran southward from the River Stort and was bounded by the parishes of Matching and Sheering to the east, and Latton to the west. The land forming the core of Harlowbury manor was granted to the abbot of Bury St Edmunds in 1044 by a Saxon thegn; this was renewed and expanded by King Stephen circa. 1150. The Abbey’s ownership of Harlowbury ended with the dissolution and sale of the freehold of the manor in 1539 by the Crown. A considerable amount of renovation and extension took place at the manor house from the 12th century onwards. This can been seen where elements of the original aitled structure survive alongside the beams of the 13th century roof and brick built construction of the 19th century. The manorial chapel, dated to the late 12th century, also survives as the oldest building in Harlow with some of its original Norman details intact.

4.1.4 The original Saxon and early Norman village was situated to the west of the manor house (3.5km northeast of the development area), but was relocated to the Churchgate Street area before the end of the 11th century in order to preserve the privacy of the manor. No evidence for occupation prior to the 12th century in the Market Street and Mulberry Green area was recorded during excavations adjacent to the Chequers in 1989 (The Memorial University of Newfoundland and Labrador, History of Harlow).
4.1.5 The first market in Harlow was located on the site of the Chippingfield estate, southeast of the Post Office on London Road; it later moved to the Market Plain. The first documented evidence for the market appears during the reign of King Stephen. Many of the buildings around the site of the market were constructed to serve the residential and commercial needs of the stall holders and for a long period the area was fairly self-contained, even differentiated in some legal documents from 'the Upland' settlement to the east.

4.1.6 The land upon which Harlow New Town was largely built originally formed part of the principal manor in the parish of Latton, Mark Hall. A succession of illustrious figures owned and passed through the manor. These included Queen Elizabeth I, a guest at Mark Hall on three occasions during the ownership of James Altham, Sheriff of London (1557) and Essex (1570) and Richard Arkwright in the 19th century, whose father invented the 'water frame' which revolutionized the cotton spinning industry and provided a catalyst for the Industrial Revolution. From 1893 to 1943 the estate was let to members of the Gilbey family, whose distillery was one of the New Town's dominant industries during its early days. The main building was raised to the ground by fire in 1947 and 1960 but the Victorian stable block survived, and now hosts the Museum of Harlow.

4.1.7 The construction of Harlow New Town began under the guidance of Sir Frederick Gibberd after 1947, when it was designated by British planners as one of eight new towns to be built around London. The work formed an unprecedented phase of post-World War II population and industrial decentralization and regional planning (The Memorial University of Newfoundland and Labrador, History of Harlow).

4.2 Site Background
4.2.1 The development area lies within the agricultural hinterland served by Harlow and the surrounding villages of Nettleswell and Little Parndon and as such it appears that up until the development of Harlow New Town from 1947 onwards land use within the development site was primarily agricultural in nature.

4.2.2 The best source of evidence for tracing the development of the site is the Ordnance Survey maps. These show that the area was still undeveloped agricultural land up until at least 1947.

5 CONFIDENCE RATING
5.1 Historical Sources
5.1.1 Original documentary research has not been undertaken in this study as it lies outside the scope of this report. The Memorial University of Newfoundland and Labrador, Canada’s Harlow History and Geography provided a detailed outline of the history of the town’s development from the prehistoric period through to the late post medieval.

5.1.2 White’s Directory of Essex was a useful corroborative and alternative account but was limited to the medieval and post-medieval development of the town.

5.1.3 Generally, the available historic sources provide useful and reliable information on the historic, economic and social development of the town.

5.2 The Historic Environment Record (formerly SMR)
5.2.1 The HER of Essex County Council records primarily medieval and post-medieval extant buildings, the sites of industrial and ecclesiastical premises now demolished, sites of
monuments and the results of archaeological interventions. A search within a 500m radius of the site produced just 4 records.

5.3 Cartographic Evidence
5.3.1 The cartographic sources were very useful and reliable for studying the evolution of the development site.
5.3.2 By consulting the 1873, 1884, 1899 and 1947 maps it is possible to see the continuity of land use on the site up until at least the mid 20th century for agricultural purposes.

5.4 Earthworks
5.4.1 The Parndon Hill earthworks within the 500m radius of the development area are still visible to the present day, standing up to 6' high, with the southernmost being the best preserved.

5.5 Archaeological Excavations and Surveys
5.5.1 Two sites within 500m of the study area have undergone archaeological investigation. The evidence for surviving archaeological deposits is limited to a single ditch recorded during an Archaeological Watching Brief conducted on the cycle path linking Hamstel Road with Fourth Avenue (Gadd D 1998). The watching brief at Addison House, Hamstel Road, approximately 100m to the northwest of the development site, revealed no features (Peachey, M, 1998). These works are limited in scope but suggest that the prehistoric remains associated with the Parndon Hall barrows do not extend into the development area.
6 DEPOSIT MAPPING

6.1 Introduction
6.1.1 In this section, an attempt has been made to map all known monuments and events and, based on this mapping, to predict the existence of further remains within the proposed development site. These predictions should not be used to produce ‘constraint maps’.

6.2 Prehistoric
6.2.1 Bronze Age round barrows (SAM No. 68) are recorded at Parndon Hall (HER 0022), the southernmost of which lies in the grounds of Queen Alexandra Hospital. Furthermore, a watching brief conducted during works on the cycle path linking Hamstel Road with Fourth Avenue revealed a single ditch in alignment with the barrows (Gadd D 1998).
6.2.2 An archaeological watching brief on groundworks at Addison House, Hamstel Road, approximately 100m to the northwest of the development site, revealed no features that could be associated with the barrows (Peachey, M, 1998). The absence of any finds on this site may suggest that the prehistoric remains in the vicinity are concentrated further to the north and do not extend into the development area. However, given the close proximity of the Pardon Hall barrows (approximately 159m to the north west), it must be considered that prehistoric deposits might be encountered in those parts of the development area not truncated by modern construction.

6.3 Iron Age-Roman
6.3.1 The development site lies beyond the known limit of the Iron Age and Roman settlement, which is concentrated to the north of Old Harlow, approximately 3km to the northeast. It is therefore suggested that such remains are unlikely to be encountered within the development area.

6.4 Anglo-Saxon
6.4.1 The known Saxon settlement was located within Old Harlow, approximately 3.5km to the northeast. Anglo-Saxon remains are therefore unlikely to be encountered within the development area.

6.5 Medieval and Post Medieval
6.5.1 The Medieval and Post Medieval development of Harlow was also limited to the area of Old Harlow, approximately 3km to the northeast. It is therefore suggested that no such remains are likely to be encountered within the development area.
7 DEGREE OF SURVIVAL

7.1.1 This section broadly assesses the degree of survival of archaeological remains in the areas defined by deposit mapping. The assessment takes the form of a prediction model based on probability and not certainty. It is intended as a guide only.

7.1.2 The car park on the site was found to have sub basement parking extending across its whole extent, causing potentially severe truncation of deposits (Fig. 3 and 4). Furthermore, any services into Joseph Rank House are likely to have resulted in truncation of deposits. The degree of preservation of potential buried remains within the study area is likely to be poor.

8 RATING

8.1.1 Based on the distribution of known finds and their degree of survival in the study area, as defined in the previous sections, rating can be summarised as follows:

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<th>Period</th>
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<td>Roman</td>
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<td>Medieval</td>
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<td>Poor</td>
</tr>
<tr>
<td>Post Medieval</td>
<td>low/unknown</td>
<td>Poor</td>
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</table>

9 CONCLUSIONS

9.1.1 The location of the development area outside the bounds of Old Harlow means the potential for finding remains dated to later than the prehistoric period is low. It is suggested that prehistoric remains, possibly associated with the Parndon Hall Mounds, might be found within the development area. However, the sub basement parking will have caused severe disturbance and truncation to the site and so it is expected that if any prehistoric remains do survive, they will be beyond the footprint of the car park (Fig 3 and 4).
### APPENDIX A. SUMMARY OF HER ENTRIES

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<th>Keywords</th>
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<th>Form</th>
<th>Designation</th>
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<td>0022</td>
<td>TL 440104</td>
<td>3 Round Barrows</td>
<td>Pre</td>
<td>Earthwork</td>
<td>SAM (No. 68)</td>
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<tr>
<td>17793</td>
<td>TL 446 097</td>
<td>Mid C20 urban landscape feature (Dated 1960AD to 1963AD)</td>
<td>Mod</td>
<td>Water Garden</td>
<td>English Heritage Listed Building (XML)</td>
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<td>18154</td>
<td>TL 4420 1017</td>
<td>Sub surface deposit</td>
<td>U</td>
<td>Ditch</td>
<td>None</td>
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<tr>
<td>18176</td>
<td>TL 4420 1017</td>
<td>Negative watching brief</td>
<td>N/A</td>
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</tr>
</tbody>
</table>

**Key to periods:**

- **Mod** Modern
- **Pre** Prehistoric
- **U** Undated
APPENDIX B. BIBLIOGRAPHY

France, N.E and Gobel, B.M 1985  *The Romano-British Temple at Harlow*

Gadd, D 1998  *Cycle Route, Princess Alexandra Hospital, Hamstel Road, Harlow, Essex, Archaeological Watching Brief*

Peachey, M 1998  *Addison House, Hamstel Road, Harlow, Essex, Archaeological Watching Brief*

**Maps Consulted**

British Geological Survey, 2005  Sheet 240, England and Wales 1:50,000 (Provisional Series)

Ordnance Survey, 1947  Essex, 1:10,560

Ordnance Survey, 1899  Essex, 1:10,560

Ordnance Survey, 1884  Essex, 1:10,560

Ordnance Survey, 1873  Essex, 1:2,500

**Websites Consulted**

www.mun.ca/geog/interdisciplinary/harlow/harlow1.php  28-29/06/07

www.historyhouse.co.uk/essexh04.html  28-29/06/07
## APPENDIX C. OASIS REPORT FORM

All fields are required unless they are not applicable.

### Project Details

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### Project Reference Codes

| Site Code | XEXJR07 |
| HER No. | |
| Planning App. No. | |
| Related HER/OASIS No. | |

### Type of Project/Techniques Used

**Prompt**

- Direction from Local Planning Authority - PPG16

**Development Type**

- Urban Residential

**Please select all techniques used:**

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### Monument Types & Period

List feature types using the NMR Monument Type Thesaurus together with their respective periods. If no features were found, please state “none”.

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<td>Supervisor</td>
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### Digital Media

- Database
- GIS
- Geophysics
- Images
- Illustrations
- Moving Image
- Spreadsheets
- Survey
- Text
- Virtual Reality

### Paper Media

- Aerial Photos
- Context Sheet
- Correspondence
- Diary
- Drawing
- Manuscript
- Map
- Matrices
- Microfilm
- Misc.
- Research/Notes
- Photos
- Plans
- Report
- Sections
- Survey
Figure 1: Site location (outlined red) and HER points (blue)
Figure 3: Existing and proposed basement floor plans
Director: David Jennings, BA MIFA FSA

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