

**HISTORIC BUILDING
RECORDING AND
ARCHAEOLOGICAL
MONITORING AT BILLIE JEANS
NO. 26 HIGH STREET, EPPING,
CM16 4AE**

REPORT NO. R12196

NOVEMBER 2015



BILLIE JEANS, NO. 26 HIGH STREET,
EPPING, CM16 4AE

HISTORIC BUILDING RECORDING AND
ARCHAEOLOGICAL MONITORING

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**Historic Building Recording and Monitoring of Billie Jeans, No. 26 High Street, Epping,
Essex, CM16 4AE**

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1 NON-TECHNICAL SUMMARY

- 1.1 Pre-Construct Archaeology Limited was commissioned by Cooley Architects on behalf of ARCHO Developments to undertake a programme of historic building recording and archaeological monitoring focused upon No. 26 High Street, AKA Billie Jeans bar, prior to and during its proposed demolition and replacement with a mixed-use, retail and residential development.
- 1.2 The historic building recording and monitoring was carried out in response to a planning condition attached to planning permission EPF/2126/11 and at the request of Maria Medlycott, Historic Environment Officer of Place Services (Essex County Council) archaeological advisor to the local planning authority (Epping Forest DC).
- 1.3 The historic building survey has shown that Billie Jeans has been much altered internally and externally, particularly in recent times, allied with its use as a bar/club. It accordingly has a complex historic and structural development, much of which is obscured by recent phases of construction and alteration. However inspection of the roof structures over the main in-line range (fronting the High Street) has shown that it was constructed over two main periods, with the three bays to the south of the stack built during the 17th to early 18th century as a gable ended house with rear cat-slide roof, and the bays to the north belonging to a later, early 19th century extension. Property boundaries shown on the tithe map (1838) suggest the building was divided into two separate properties, split close to or along the line of the stack and in use, in part, as a public house or inn serving travellers on route to the capital.

2 INTRODUCTION

2.1 Background

- 2.1.1 Pre-Construct Archaeology Limited was commissioned by Cooley Architects on behalf of ARCHO Developments to undertake a programme of historic building recording and archaeological monitoring focused upon No. 26 High Street, AKA Billie Jeans bar, prior to and during its proposed demolition and replacement with a mixed-use, retail and residential development. The building recording and monitoring was carried out in response to a planning condition (3) attached to planning permission EPF/2126/11 for the demolition of existing bar and its replacement with a mixed use development. The survey was undertaken in accordance an English Heritage level 2 survey and with guidance published in English Heritage (2006) *Understanding Historic Buildings: A guide to good recording practice*.
- 2.1.2 The aim of the historic building recording and monitoring was to produce a permanent record of Billie Jeans and its adjoining outbuildings, prior to and during its demolition. The results of these works will form part of an ordered archive and report that will help mitigate the loss of the building through 'preservation by record'.

2.2 Site Location and Description

- 2.2.1 Epping is a small linear market town located approximately 4 miles south of Harlow, 5 miles east of Waltham Abbey and 17 miles north east of the centre of London. It is situated on a ridge approximately 100m above sea level and is separated from the outer suburbs of London by Epping Forest, which also continues to the north east of the town. The surrounding countryside lies within the Metropolitan Green Belt, although the town itself is excluded.
- 2.2.2 The site lies within the known extent of the built-up area of post-medieval Epping but immediately outside and to the south of the medieval core and Epping Conservation Area. Billie Jeans is situated along the south-eastern side of the High Street and within the circuit of the High Street and Hemnall Street at NGR TL 4572 0179. It lies adjacent to and south-west of Half Moon Lane and between the Duke of Wellington public house and a Shell petrol service station.
- 2.2.3 At the time of the survey Billie Jeans was still in use as a theme '1980s' bar with rooms on the first floor of the main building used as a discrete apartment. The site is laid out with the main two storey range fronting onto the High Street with a service yard to the rear. The latter comprises a number of multi-period single storey out buildings including a former free-standing stable block backing onto Half Moon Lane, an L shaped utility range to the south-western boundary and a number of modern flat roofed or lean to additions.

3 PLANNING BACKGROUND

3.1 Introduction

3.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

3.2 Legislation and Planning Guidance

3.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed and Conservation Areas) Act 1990. Guidance on the approach of the planning authorities to development and historic buildings, conservation areas, historic parks and gardens and other elements of the historic environment is provided by the National Planning Policy Framework (NPPF), which was adopted on 27 March 2012 and by the Planning Policy Statements (PPSs).

3.2.2 The requirement for archaeological work is in accordance with NPPF Paragraph 141. The purpose of the work was to complete an appropriate level of historic building recording of the affected structures and their setting. This was to pay specific attention to those elements where demolition/conversion and/or alteration were proposed. The work was to be undertaken to a standard that would allow the future interpretation of the buildings within the context for which they were originally designed as well as later uses. An archive and report was to be created as a result of the survey.

3.2.3 Planning permission EPF/2126/11 was granted for the demolition of existing bar and replacement with a mixed use development, comprising retail/food and drink use (Classes A1 and A3) at ground level and 12 residential units at first and second floors together with 16 car parking spaces, access and landscaping.

3.2.4 The development site is thought to have significant archaeological potential located within the historic town of Epping (Medlycott, 1999; HER 3826). The site lies within the known extent of the built-up area of post-medieval Epping and immediately outside and to the south of the medieval core. Cartographic evidence indicates that the site was built up from at least as far back as the 18th/early 19th century when Epping developed as an important staging point for horse-drawn coaches and when Epping High Street was extensively rebuilt, with many of the listed buildings along Epping High Street dating from this period. Whilst Billie Jeans lies outside the protection of the Epping conservation area and is not considered as a locally listed building (Character Appraisal and Management Plan, 2009) the present building, is thought likely to date to the 18th/19th century or possibly earlier.

3.2.5 Given the archaeological potential of the site the Historic Environment Officer of the Place Services team advised that an archaeological condition (3) requiring both historic building recording and an archaeological field evaluation should be attached to any future planning consent.

3.2.6 The condition (3) states: 'No demolition/ conversion or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority'.

Reason: Very Little archaeological fieldwork has been undertaken in Epping and an archaeological investigation of the site would add to the knowledge of the historic and spatial development of the market town of Epping, where any remains will be irreplaceable and an interest of acknowledged importance which may be highly vulnerable to damage or destruction. Unless the authority is satisfied that a proper scheme of investigation has been agreed, the remains should be left undisturbed.

4 METHODOLOGY

4.1 Aims and Objectives

4.1.1 The aim of the building recording was to provide a detailed record of the fabric of the building, meeting nationally recognised standards as set out by English Heritage and ALGOA. The historic building recording was to be undertaken to a standard allowing the future understanding and interpretation of the building. An archive and report was to be created as a result of the recording.

4.2 On-Site Recording

4.2.1 The building survey was carried out on Friday 15th May to record the building prior to demolition, while the archaeological monitoring was carried out during demolition on the 2nd of November and again on the 17th November 2015. A photographic survey including high quality digital images was undertaken recording all areas, historic structures and historic fabric exposed during demolition. A selection of the photographs have been included in this report (Plates 1-38) and Figures 8, 9 & 10 show the location and direction of the plates.

4.2.2 The historic building recording was undertaken in accordance with English Heritage (2006) *Understanding Historic Buildings: A Guide to Good Recording Practice*. This involved a full photographic record, accompanied by a drawn record and descriptive account.

4.3 The Written Account:

4.3.1 The precise location of the building, by name or street number, civil parish, town, etc, and National Grid reference and details of listing or scheduling.

4.3.2 The date when the record was made, and the name(s) of the recorder(s).

4.3.3 A statement describing the building's plan, form, function, age and development sequence. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary, to serve as an introduction to the more detailed body of the record that may follow, and to satisfy those users who may need no more than a summary of the findings.

4.4 The Photographic Record:

4.4.1 General view of views of the exterior and interior of the building.

4.4.2 The overall appearance of principal spaces.

4.4.3 Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.

4.5 Drawn Record:

4.5.1 Measured drawings recording the form or location of other significant structural detail, such as timber or metal framing.

4.5.2 Measured drawings showing the form of any architectural decoration (the moulding profiles of door surrounds, beams, mullions and cornices, for example) or small-scale functional detail not more readily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating.

4.5.3 Measured elevations, where these are necessary to an understanding of the building's design, development or function and not more readily obtained by photography.

4.6 Project Archive

4.6.1 A full and ordered archive including written, drawn, survey and photographic records will be completed in accordance with guidelines defined in Brown (2008); Taylor and Brown (2009) and UKIC and ADS guidelines for the preparation of archaeological

archives for long term storage. The archive will be provisionally stored in Pre-Construct Archaeology's Cambridge Office in Pampisford before being transferred to Epping Forest District Museum.

4.7 **Guidance**

4.7.1 All works were undertaken in accordance with standards set out in:

Association of Local Government Archaeological Officers (1997) *Analysis and Recording for the Conservation and Control of Works to Historic Buildings*

British Archaeologists and Developers Liaison Group (1986) *Code of Practice*

British Standards Institution (1998) *Guide to the Principles of the Conservation of Historic Buildings* (BS 7913)

ClfA (2014) Standards and guidance for the archaeological investigation and recording of standing buildings or structures

English Heritage (2000) *The Presentation of Historic Building Survey in CAD*

English Heritage (Clark K) (2001) *Informed Conservation*

5 HISTORIC BACKGROUND

- 5.1.1 The holdings of the Essex Record Office were consulted and a short sequence of relevant historic mapping including later 18th century mapping, tithe map and 19th century Ordnance Survey mapping was compiled to illustrate the development of the site. The documentary research also consulted parish records and secondary sources. The historic mapping has been reproduced in the report.
- 5.1.2 The earliest available mapping is the Chapman and Andre Map of Essex dated 1777 (map sheet 16, **fig. 3**). At this small scale it is difficult to individually identify No.26 High Street, although it is clear that this area of the High Street is developed by this date and that the site lies within the built envelope of post medieval Epping. From the 18th/early 19th century Epping developed as an important staging point for horse-drawn coaches on route to London and it is at this date that Epping High Street was extensively rebuilt. Bearing this in mind, it is not unfeasible that this site, fronting onto the main thoroughfare, would have been occupied by a building connected with this passing trade.
- 5.1.3 A slightly clearer depiction of the site appears on the Tithe map of 1839 (**fig. 4**). Again the small scale of the mapping hinders detailed analysis, but two buildings, the front range (A) set parallel with the High Street and the rear stable (B), backing onto Half Moon Lane, are both shown along with the Duke of Wellington public house (to the north-east). The tithe map and award shows that the front range (A) comprised two separate tenancies, divided off centre by boundary walls to the front and rear. The award records the southern property as (900) 'a tenement shop, yard, building and part of yard' owned by Joseph Palmer and occupied by his relation John Palmer. The adjoining property to the north and the adjacent stable (both 902) are described as 'a tenement and garden'. They were likewise owned by Joseph Palmer but the former occupied by John Reeves. There is a reference in 1836 to Joseph Palmer, resident at the George Inn, later the George and Dragon. Pigotts Trade Directory also refers to Joseph Palmer as Victualler at the George (and Dragon) from 1839 through to 1845. Census records for 1871 record John Palmer, a victualler operating from No. 26 High Street. He is resident with his family Elizabeth, son, William (carpenter), daughter, Hannah, and sons Fredrick and James (carpenters apprentices). The census also records John Bayford (excavator) and his son as a lodging at the premises. It appears from these references that the Palmer family John and Joseph, both local Epping born man, were in the hostelry business.
- 5.1.4 The First Edition OS Map of 1871 (sheet 50.3, **fig. 5**) provides the first clear depiction of the site. It shows No. 26 as two properties (public house and tenement as previously described) forming the north-eastern end of a row of cottages fronting onto but set back from the High Street. A detached stable (B) is shown along the north-eastern boundary and a series of outbuildings (including C) to the rear of the western of the two properties. In a wider context the strip of land either side of the High Street has been developed by this date, but thereafter the land is mainly in agricultural use. The Second Edition OS Map of 1897 (sheet 50.3, **fig. 6**) shows little overall change to the site and its layout. Some rebuilding has taken place on the north-western side of outbuilding (C), while interestingly the stable building (B) is first shown (but probably was beforehand) open-sided to the yard.
- 5.1.5 The New Series OS Map of 1936 (sheet 60.8, **fig. 7**) is the first map to refer to the site, specifically the western bays of the front range (A) as a public house. Kellys Trade Directory records Joe Hasler as the landlord of the Half Moon in 1937 and Cecil Beard and family by 1952. This map also show the loss of boundaries to the front of the main ranges (A) and the adjoining cottages to the west. Otherwise the buildings appear little changed. The Half Moon is shown on a photograph taken in 2000 (**Historic Plate 1**). It had been re-fenestrated by this date and the facade showed evidence of timber framing, but otherwise appears much the same as it does today.

6 BUILDING DESCRIPTIONS

6.1 General Description

6.1.1 The following descriptive text provides objective information about the historic structures and fabric recorded at the time of the survey. Interpretation of function and phasing is based on the information gathered during the fieldwork and from available documentary sources. As the site is an aggregation of buildings, for ease of reference each building or significant extension has been given an identifying letter **(A-F)** and each principal space within those buildings an identifying number pre-fixed with GF or FF for ground and first floors. The locations of these buildings/areas are shown on **Figures 2, 8 & 9**.

6.1.2 The main range (A) is aligned north-east to south-west and fronts onto the High Street. It incorporates a cat slide roof to the rear, set either side of a later two storey gabled rear extension. The roof over the main range is fully hipped to the north-east and gable ended to the south-west. A modern single storey extension (E) to the bar projects to the north-east toward half moon lane and a small lean to extension (D) to the rear yard. A former part brick stable (B), integrated into (A) via the extension (E), backs onto half moon lane while another former L shaped outbuilding (C) lies along the sites south-western boundary. It also has been integrated via a flat roofed extension between (A) and (C)

6.2 External Descriptions (Plates 1-10)

6.2.1 Range A comprises the main two storey building fronting the High Street. It is constructed with rendered elevations to the north-west facing facade and the south-western end wall and modern feather-edge weatherboard to the north-eastern end elevation and part of the rear elevations. The latter includes an early 20th century red brick two storey rear extension with integral in-gable chimney stack, located off centre to the south, along the rear elevation and a near, flat-roofed first-floor extension built into the north-eastern rear bays. A remnant property boundary wall (between the two former properties) projects to the rear. A shallow (in depth) modern porch like entrance bay with a pent roof, fake dormers and hipped ends projects to road side from the southern bays.

6.2.2 The roof-line is asymmetrical, with a full hip to north-east and a gable end (weather-boarded to the elevation) to the south-west. An off centre red brick stack biased toward the northern end, rises through ridge, while a smaller brick stack rises along the rear elevation, built over by lean-to (D). The main roof is covered in red clay plain tiles laid in regular courses at half lap, and the ridge and hips by half round clay bonnets. The eaves project slightly from the wall line to the front but to the rear continue down, over the southern bays, to form a catslide roof. This roof structure has latterly been compromised (in part) by the addition of the rear two storey extension and first floor additions. All of the rainwater goods are all modern.

6.2.3 The first floor windows to the facade are positioned directly below the eaves line, built below the wall plate. They include four asymmetrical openings, three to the former public house south of the stack, and a single opening to a narrower property to the north. All the present window joinery are modern double or single glazed casements. The window openings at the ground floor front have latterly been blocked (since 2000). There are no window openings in the northern and southern end elevations of (A), the rear windows, only at first floor, are multi-like casements. A fire escape leads up to fire door, built through the former catslide and into the rear elevation of the main range. This lies central and between a two-storey brick built and gable ended extension and a first floor extension with a shallow sloping flat roof. The former is built using elevation of large red bricks laid in Flemish bond. The flank walls to the extension are clad in a rough cast render and the pitched roof covered in 20th century sand-faced plain tiles. The windows are side hung casements set within openings with concrete lintels. The first floor extension to the north has modern weatherboarded elevations, 20th century 3x2 light casements and a felt covered roof. The upper half of a stack, located centrally

along its eastern side, has been rebuilt to facilitate this first floor addition.

- 6.2.4 Building (B) was free-standing but has latterly been integrated into the main building via the modern northernmost extension (E) to provide WC facilities to the bar. It is a gable ended range with gables facing north-east and south-west. The elevation to Half Moon Lane is red brick (220mm x 70mm x 100mm) laid in Flemish bond, interrupted, along its length by a pair of inserted windows (later blocked). The gable elevations and the long elevation to the yard are all clad in modern softwood feather-edge weatherboard. A modern door opening lies central to the yard facing elevation, otherwise (B) has no external openings. A storey post, just visible at the south-west corner, shows that this former stable was part timber-framed and once open-sided to the yard. The roof is pitched and covered in replacement red clay Roman pan tiles. The ends of the side purlins are visible in both gables.
- 6.2.5 Building (C) is an L shaped range with a pitched gable ended roof covered in modern red clay plain tiles. It is brick built with rendered elevations, though timber cladding facing a small timber decked patio area to the south-west. Modern flat roofed extensions (F) surround the range on two sides, to the north-east and north-west. They link this former outbuilding into the main body of the building.
- 6.2.6 Lean-to extension (D) is a small weatherboarded lean-to projecting out into the back yard from the rear of (A). It has a mono-pitch roof covered in modern cement tiles and a door opening in its south-west elevation.
- 6.2.7 Extension (E) is a modern single storey lean-to extension built around the north-eastern end of (A) and (D), connecting to (B). Its elevations are mainly half glazed, with large fixed panels many with stylised Michael Jackson motifs.

6.3 Internal Descriptions

6.3.1 Ground Floor (Plates 11-16), (Figure 8)

- 6.3.2 The ground floor space of areas (A) (D) and (E) is given over to the bar and adjacent seating areas, with the kitchen, beer stores/cellars and WCs located within the rear ranges (C) (F) and (B).
- 6.3.3 The main bar is located opposite the entrance in GF1 and in the south-western bays of range (A). Further seating areas and a small dance floor lies to the north-east of the stack and within the modern extension (E). A small discrete seating area (GF2) is situated to the rear of the dance floor and within the small outshut (D). The creation of this open plan bar and dance floor resulted in the removal of most of the original internal walls within (A), subsequently replaced by brick piers. The large chimney stack however, awkwardly positioned between the bar and dance floor, remained extant, although latterly blocked. The first floor structure in the area of the bar had been removed to create a full height space to the entry and a mezzanine floor, for a resident DJ directly over the bar. Bracing in the form of boxed in steel beams had been added between the mezzanine and external walls in this area.
- 6.3.4 The decoration was all modern and reflected its theme as a 1980's disco bar with brightly painted walls, glittered surfaces and matching seating in pink, blue and purple PVC coverings. The bar was similarly attired and the ceilings, all modern and coordinated. Area (GF3) within extension (E) was lighter with large fixed glazed windows and a corner entry. This led, via a short corridor, to the WCs (GF7) located within the former stables (B). No evidence of the historic built fabric in this area was visible due to the modern decoration and suspended ceilings.
- 6.3.5 The kitchen (GF4) to the rear of the bar, was partly within the early 20th century rear gable extension and the modern flat roofed addition (F). The internal divisions were mainly blockwork and the fittings modern. The beer cellar/store were utilitarian in their treatment with rendered walls and screed floors. Two further bays had been converted into either a small store or WCs serving the adjacent patio/beer garden. The only feature of any historic worth was the stair to the first floor rooms, located at the north-western end of the kitchen. It was built with a quarter winder at the bottom and climbed as a narrow straight flight up to the first floor landing.

6.4 First Floor (Plates 17-22) (figure 9)

- 6.4.1 Whilst the first floor was less impacted by modern alterations, it too had been significantly rearranged in recent years with the addition of partition stud walling to create bedrooms (FF3) & (FF4) and the kitchen and office (FF1 & FF2). The mezzanine (FF8) is also a recent addition, which involved the removal of the floor structures over the south-western bays and the bathroom (FF7) lies within the early 20th century extension. The few features which survive are the large chimney stack, the rear stair and rear passage (FF6).
- 6.4.2 The kitchen and office (FF1) and (FF2) were both contained within a later, 20th century, first floor extension built into (and partly within) the rear roof pitch of the north-eastern bays. Accordingly both were relatively modern in construction and decor, separated by a lightweight stud wall. The kitchen was lit by a small side hung casement window with ovolo mouldings to the glazing bars and small lights. The office was similarly fenestrated.
- 6.4.3 The northernmost bedroom (FF3), latterly in use as a sitting room, lay to the north of the chimney stack. Slightly in-eaves along the north-west wall, it was lit by a single window opening with modern casement fenestration. Evidence of two possible blocked windows, now as niches, are present in the end (north-eastern) elevation, otherwise the decoration to the room was all modern. A small cupboard with a four panel door occupies the space to the north of the stack while a door opens to the south-east and into corridor (FF6).
- 6.4.4 The central bedroom (FF4) was also a modern creation squeezed between the stack and the mezzanine (FF8). It too was modern in its decoration and was similarly lit by a single modern casement window. Interestingly the north-western, front wall of the bedroom, retained two exposed vertical studs of the original wall framing, that were pegged into the top plate and into a rail, with soffit chamfering at half wall height. The latter, cut by the window opening, coincided in its height and character with a similar rail in the rear elevation (to FF5). No studwork was seen below this rail although another vertical stud was present in the north-east wall of (FF4) and at the junction of the wall and chimney stack.
- 6.4.5 The rear passage (FF5) also retained evidence of historic studwork and a mid rail in its rear (south-eastern) elevation. This studwork showed the original width of the first floor and the layout with an in-line passage built along the rear of the first floor bedrooms. A change in floor level is present close to the location of the stack, possibly suggesting a later period addition to the north-east. Passage (FF6) lay outside the original first floor and was built into the former catslide roof. This is shown by the presence of common rafters either crossing the passage or cut off to aid access. An inserted flat roofed structure for a fire-exit door had been built into the rear roof pitch next to (FF6)
- 6.4.6 Bathroom (FF7) also cut into the rear catslide roof. To enable access to the bathroom an awkward short flight had been added between it and the original stair from ground floor. The size of the bathroom would suggest it was originally built as a bedroom, later converted into a large bathroom/WC. It was lit by a single casement window with small lights and included a modern under eaves cupboard (immersion tank) and a corner linen cupboard, in addition to bath and WC. Mezzanine (FF8) was a modern creation formed by removing the first floor structures of the southern bays. Accessed from (FF5) it lay on the north-western side of the stair and extended above the bar.

6.5 Roof Structure (Plates 23-29) (figure 10)

- 6.5.1 The roof structure over (A) was by far the most informative and least altered area of the building. It was laid out over 6 bays in length, which clearly comprised two different roof structures. The bays to the south-west of the stack (1-3) were markedly different to those containing and to the north-east of the stack (4-6).
- 6.5.2 The former comprised an in-line 3 bay part oak, part softwood roof of roughly equal widths. The roof was originally gable ended (to both gables) and built as a clasped side purlin with unpegged (?later) lighter intermediate collars. The main collars were pegged

into the principals although the queen struts appear to be later additions (unpegged) added to strengthen the roof. Board-like wind braces are nailed to the common rafters in some, but not all bays, cut through on the south-east by later extension. The gable to the south-western elevation corresponded with a gable to the north-east (against the stack) which was fully framed, so a closing elevation showing this three bay roof was originally gable ended. The common rafters were halved and pegged at the apex and were a mix of soft and hardwood, some re-used, some with waney edges (features more indicative of an 18th century or later date) and two with Baltic timber marks.

- 6.5.3 The later roof was laid out over three narrower bays, with a chimney bay and two bays (including the hip) to the north-east. This roof was similarly a side purlin structure but built with a hipped end. The purlins were cruder, half poles, that were laid over the backs of the purlins of the older roof at the junction of the two roofs.
- 6.5.4 The ceiling structures over the entire range were later additions built using machine cut softwood joists.

7 ARCHAEOLOGICAL MONITORING

- 7.1.1 The site was visited on the 2nd November to record historic fabric revealed during the initial 'strip out' of the bar area (A) prior to demolition. This revealed a number of important and interesting structural features relating to the historic and structural development of the building.
- 7.1.2 Most significantly detail showing the construction of the wall frames to the original timber framed building (A) were revealed during these works, as was the structure of the first floor over (A) and the fireplaces and fabric of the central chimney stack.
- 7.1.3 Removal of modern wall coverings revealed a section of historic wall framing forming the south-western end wall of building (A) (Plate 30). This comprised a series of regularly spaced vertical studs of relatively light scantling, rising to a mid rail. The timber framing had later been infilled using brick noggin of later 18th century-early 19th century un-frogged bricks, laid for purely blocking purposes, on edge.
- 7.1.4 Central to this section of wall framing was an original oak storey post, which carried an axial bridging joist extending between the end frame and the central chimney stack. This central (to the original building) floor joist was additionally supported by an ornate carved modillion, with ogee and ovolo details, added between the storey post and bridging joist (Plate 31). A softwood block inserted between the modillion and the joist demonstrates that the ceiling level over the bar had either been slightly heightened or the floor above was levelled up. The bridging joist was crudely chamfered to the soffit and supported hand sawn common floor joists which were laid on-edge and deep section (a feature that dates to no earlier than the 16th century) and scribed using Roman numerals. Nail hole evidence for lathes show these joists were not meant to be visible and were obscured above a plaster ceiling.
- 7.1.5 The central chimney stack comprised back to back fireplaces, with separate hearths heating both the rooms to the original house to the south-west and to the later in-line extension to the north-east. Accordingly the stack was built over two phases, divided along the line of the two buildings. The original breast (to the south-west) was noticeably smaller in width and included a timber bressumer and a central stud which in turn supported the bridging joist (Plates 32-33). The brickwork below the bressumer had been altered and rebuilt in recent years but above appeared to be original. This stack backed onto and abutted the later stack, built using larger red bricks laid in English bond and with a rough brick voussoir to the opening.
- 7.1.6 A storey post forming the north-eastern corner of the original two-storey building survived to the south east of the stack (Plate 34), while evidence of its corresponding storey post survived within the front wall to the north-west of the stack (Plate 35). Together these storey posts determine the original northern end of the building, prior to its later in-line extension.
- 7.1.7 Another section of wall framing, forming part of the north-eastern flank wall of the original rear outshut, was revealed during works (Plate 36). This was located to the south-east of and in line with the south-eastern storey post and comprised at ground floor level a stud wall with red brick noggin. The studs were widely spaced and unusually incorporated horizontal ties within the brick noggin. The latter used large, 19th century bricks laid as stretcher courses, suggesting this lower frame had been rebuilt (or partly so) in the later 19th century. The original mid rail however still survived, as did the studwork (rebated into the top of the rail) for the enclosing wall to the first floor and the principal end rafter of the cat-slide roof.
- 7.1.8 A section of primary-braced wall frame, which presumably formed part of the original internal plan form of the building, was revealed to the south-east of the stair (Plate 37). The incomplete downward brace shows that the door opening (toward the stair) was a later insertion, cut through the bracing. The framing rises full height to a mid rail and thereafter, the base of studding is seen, presumably forming the south-western wall to bath (FF7). This stud wall appears to have been cut back to the south-east and replaced with a later brick built and plastered wall, containing an opening for a small

angle fireplace. The timber framed wall enclosing the present staircase, and the staircase structure, appear to be 19th century or later.

- 7.1.9 Following the complete demolition of the main building and adjoining outbuildings, a well (Plate 38) was uncovered to the rear and outside the footprint of building (A) and beneath the modern extension (F) formerly linking (A) with (C). It had been sealed using a brick domed cap and was sub-circular in plan and built to a diameter of c.1.45-1.5m in width. Its construction comprised relatively narrow, unfrogged red bricks (220mm x 50-55mm x 110mm) that were dry laid without the use of a mortar. As frogs are more common after 1750, possibly a later 17th to early 18th century date, corresponding with the earliest phase of the building, is most likely for its construction.

8 DISCUSSION

- 8.1 The historic building survey of Billie Jeans has shown that this building has a complex structural and historic development, masked and significantly compromised by later phases of construction and alteration allied with its use as a public house and theme bar. Whilst these later alterations, carried out to create an open-plan bar and seating areas have been particularly extensive and unsympathetic, some historic fabric and building spatial integrity remains at first floor and within the roof structure.
- 8.2 Inspection of the roof structures over the main in-line range (A) has shown that this was constructed over two main historic periods, with those bays (1-3) to the south-west of the stack, built during the later 17th century to early 18th century and belonging to a three bay, timber-framed, gable ended house with a contemporary cat-slide roof to the rear. The roof over the original building (to the south-west of the stack) was built over three equal sized bays, with intermediate collars; markedly different to the simpler roof of in-line extension to the north-east.
- 8.3 Remnants of the original house, in the form of timber wall framing, survived within the front and rear elevations and as observed during demolition works, within the south-western gable elevation and within the outshut. These demolition works also revealed an original storey post supporting a central bridging beam in the south-western end wall, the remains of the end wall stack (NE) and two angle storey posts to the corresponding north-eastern end. The first floor structure within the original building also survived, built off a central bridging joist and using deep section floor joists, the latter firmly placing it and the building into the post-medieval. The stack appears to be have been enlarged and adapted to form a back to back fireplace when the house was extended in the early 19th century, thus heating both the rooms within the original house and the later extension. There is no evidence of a corresponding end wall stack in the south-western wall, therefore a central stack, adjacent to (north) or in the location of the present stair (which is 19th century) may be a more likely proposition for a second stack heating the southern bays. Such a layout would have similarities with a lobby entry plan, a common plan form in post medieval houses from the 17th century onwards.
- 8.4 The original three bay building was subsequently enlarged by the early 19th century with the addition of another three (smaller) bays to the north-east and the stack enlarged and adapted to heat the newly built extension. The new roof was built with a fully hipped end (at this date the unbalance in the roofline would be less apparent as it formed part of 'terrace' of cottages) and the two roofs were simply united by inserting the new purlins through the end frame to overlay the collar and purlins. This enlargement may have been a consequence of a change of use for the older range or its extension and division into two separate properties accommodating a tenant or, given the Epping's position on the main route to London, overnight rooms for travellers. At this date the former stable building (B) was also constructed to the rear, presumably to provide livery for travellers on route to and from the capital.
- 8.5 The tithe map and later OS mapping graphically shows this division of the main building into two units. The tithe award records the older (south-western) range as 'a tenement shop, yard, building and part of yard' and the adjoining extension as 'a tenement and garden. The former occupied by John Palmer and the latter by a tenant John Reeves. Both properties were owned by Joseph Palmer, who from 1839 through to 1845 was also the landlord at the George Inn (later George and Dragon) in the High Street. As John Palmer is recorded in the census records of 1871 as a victualler, it appears that the Palmers were both in hospitality business and not unlikely that the building was in use as a public house or inn from the mid 19th century onwards.
- 8.6 The L shaped out-building was added serving the older range by the later 19th century, the latter extended to the rear with the addition of a two storey range added during the early part of the 20th century. By this date, certainly by 1937, the building was in use as the Half Moon public house, presumably giving its name to the adjoining Half Moon Lane. Thereafter the building remained as a traditional public house until recent years

which has seen its adaptation into a succession of unsuccessful bars (Bar One9five & MF Boudoir) prior to this present incarnation as Billie Jeans.

- 8.7 The survey has shown that this building, though very much compromised by modern unsympathetic alterations, is still locally significant in an historic and architectural context. It dates to the period when Epping developed as a market town and a staging point for horse-drawn coaches on route to and from London and retains within its core evidence of structural development and a narrative spanning the 18th century through to present day. Its demolition is a loss to both the local character of the area and to the historic built environment of this small market town.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Cooley Architects on behalf of ARCHO Developments for commissioning the project.
- 9.2 The project was managed for Pre-Construct Archaeology Limited by Taleyna Fletcher. The historic building recording and report writing were completed by Adam Garwood. The illustrations were prepared by Hayley Baxter.

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Institute for Archaeologists

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EFDC 2009 *Epping Conservation Area, Character Appraisal and Management Plan*

Historic Mapping

Epping Tithe Map of 1839 (D/CT 131)

First Edition OS map of 1871 (sheet 50.13)

Second Edition OS map of 1897 (sheet 50.13)

New Series OS map of 1936 (sheet 60.8)

Websites

pubshistory.com/EssexPubs/Epping/halfmoon.shtml

http://www.loc.gov/rr/print/list/175_sal1.html

APPENDIX 1: OASIS FORM

OASIS ID: preconst1-219164

Project details

Historic Building Recording and Monitoring of Billie Jeans, No. 26 High Street, Epping, Essex, CM16 4AE

Short description of the project Pre-Construct Archaeology was commissioned to undertake an historic building survey of Billie Jeans, a 1980's theme bar/club, prior to its demolition. Inspection of the roof structures over the main in-line range, has shown that it was constructed over two main periods, with the bays to the south of the stack built during the 18th century as a three bay gable ended house with a cat-slide to the rear, and the narrower bays to the north of the stack, built with the hipped end, belonging to an early 19th century extension. Property boundaries shown on the tithe map (1838) suggest the building was divided into two separate properties, split close to or along the line of the stack. Documentary refs also show that it was in use as a public house or inn from at least the mid 19th century.

Start: 15-05-2015 End: 15-05-2015

Previous/future work No / Not known

Any associated project reference codes EP9 - Sitecode

Type of project Building Recording

Site status None

Current Land use Industry and Commerce 3 - Retailing

Monument type PUBLIC HOUSE Post Medieval

Methods & techniques "Photographic Survey","Survey/Recording Of Fabric/Structure"

Project location

Country England

Site location ESSEX EPPING FOREST EPPING of Billie Jeans, No. 26 High Street, Epping, Essex, CM16 4AE

Postcode CM16 4AE

Site coordinates TL 4572 0179 51.6954326942 0.108670387505 51 41 43 N
000 06 31 E Point

Project creators

Name of Organisation Pre-Construct Archaeology Limited

Project brief originator Maria Medlycott

Project design originator Pre-Construct Archaeology Limited

Project director/manager Taleyna Fletcher

Project supervisor Adam Garwood

Type of sponsor/funding body Private owner

Project archives

Physical Archive Exists? No

Digital Archive recipient Epping Forest District Museum

Digital Media available "Images raster / digital photography"

Paper Archive recipient Epping Forest District Museum

Paper Media available "Survey "

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Historic Building Recording and Monitoring of Billie Jeans, No. 26 High Street, Epping, Essex, CM16 4AE

Author(s)/Editor(s) Garwood, A

Date 2015

Issuer or publisher pre-construct

Place of issue or publication Cambridge Office

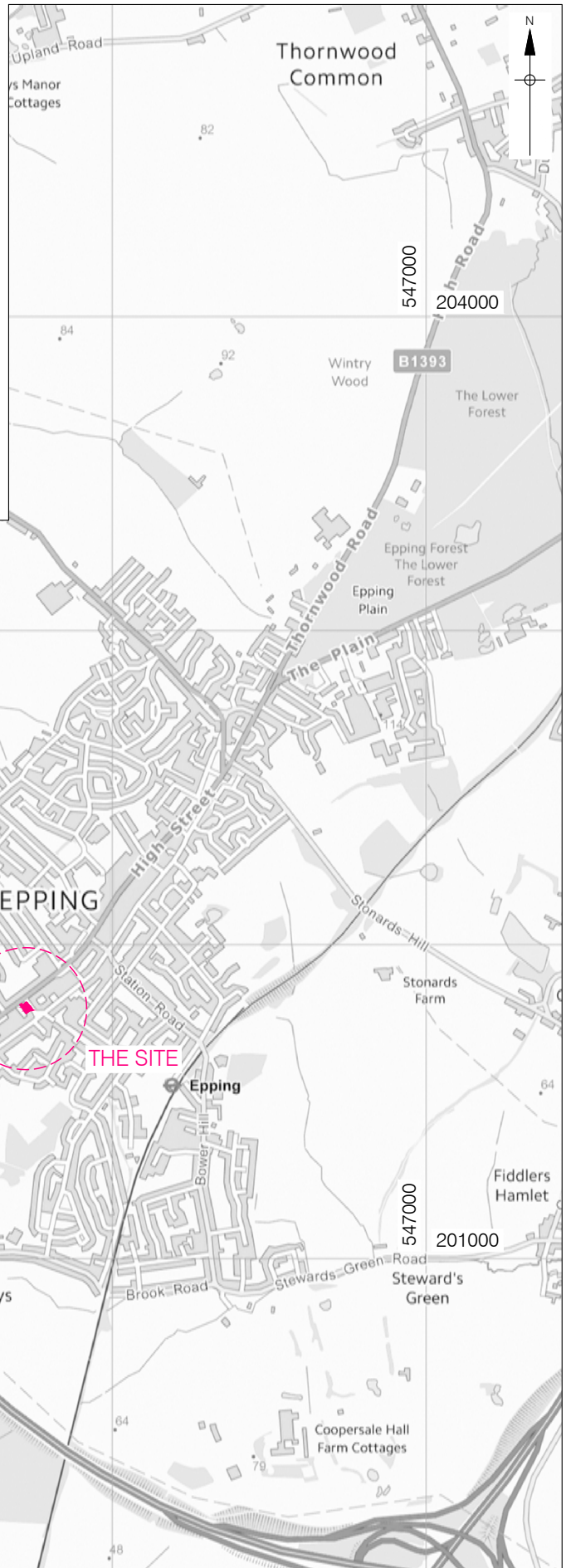
Description PDF A4 typescript report for planning

Entered by adam garwood (agarwood@pre-construct.com)

Entered on 29 July 2015

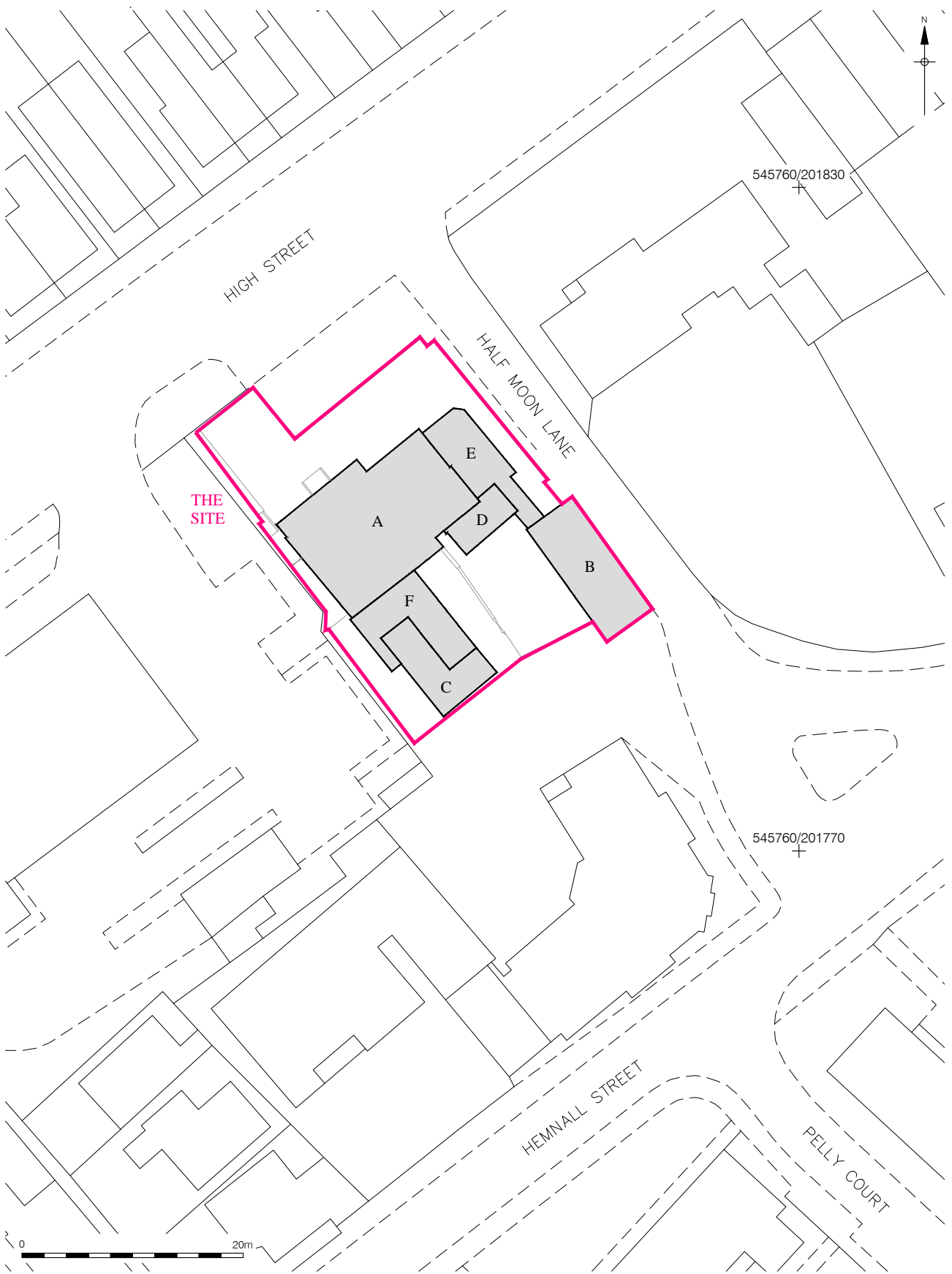
APPENDIX 2 ESSEX HISTORIC ENVIRONMENT RECORD/ESSEX ARCHAEOLOGY AND HISTORY SUMMARY SHEET

Site name/Address: Billie Jeans, No. 26 High Street, Epping, Essex, CM16 4AE	
Parish: Epping	District: Epping Forest District Council
NGR: TL 47 01	Site Code: EP9
Type of Work: Historic Building Recording	Site Director/Team: Adam Garwood
Date of Work: 07/07/2015 & 02/11/2015 & 17/11/2015	Size of Area Investigated:
Location of Finds/Curating Museum: Epping Forest District Museum	Funding source: Client
Further Seasons Anticipated?:	Related EHER Nos.: HER 3826
Final Report: Yes	
Periods Represented: Post-medieval to Modern (20 th century)	
<p>Summary of Fieldwork Results:</p> <p>Pre-Construct Archaeology was commissioned to undertake an historic building survey of Billie Jeans, a 1980's theme bar/club, prior to its demolition and replacement with a mixed-use, retail and residential development. Billie Jeans is located towards the southernmost extent of Epping High Street and just outside the main historic core and conservation area. The historic building survey has shown that Billie Jeans has been much altered internally and externally, particularly in recent times, allied with its use as a bar/club. It accordingly has a complex historic and structural development, much of which is obscured by subsequent phases of construction and alteration. However inspection of the roof structures over the main in-line range, has shown that this range was constructed over two main periods, with those bays to the south of the stack built during the later 17th to early 18th century as a three bay gable ended house with a cat-slide to the rear, and the bays to the north with the hipped roof, belonging to a later early 19th century extension. Property boundaries shown on the tithe map (1838) suggest the building was divided into two separate properties, split close to or along the line of the stack. In 1838 the two properties were both owned by Joseph Palmer and tenanted by his relation John Palmer and by John Reeves. A reference to a Joseph Palmer in Epping 1836, victualler at the George Inn (George and Dragon) and census records for John Palmer show both were publicans. The building is recorded as a public house on the OS map of 1936 and in the trade directory of the same date as the Half Moon.</p>	
Previous Summaries/Reports: none	
Author of Summary: Adam Garwood	Date of Summary: 18/11/2015



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Figure 1
 Site Location
 1:2,000,000 & 1:20,000 at A4

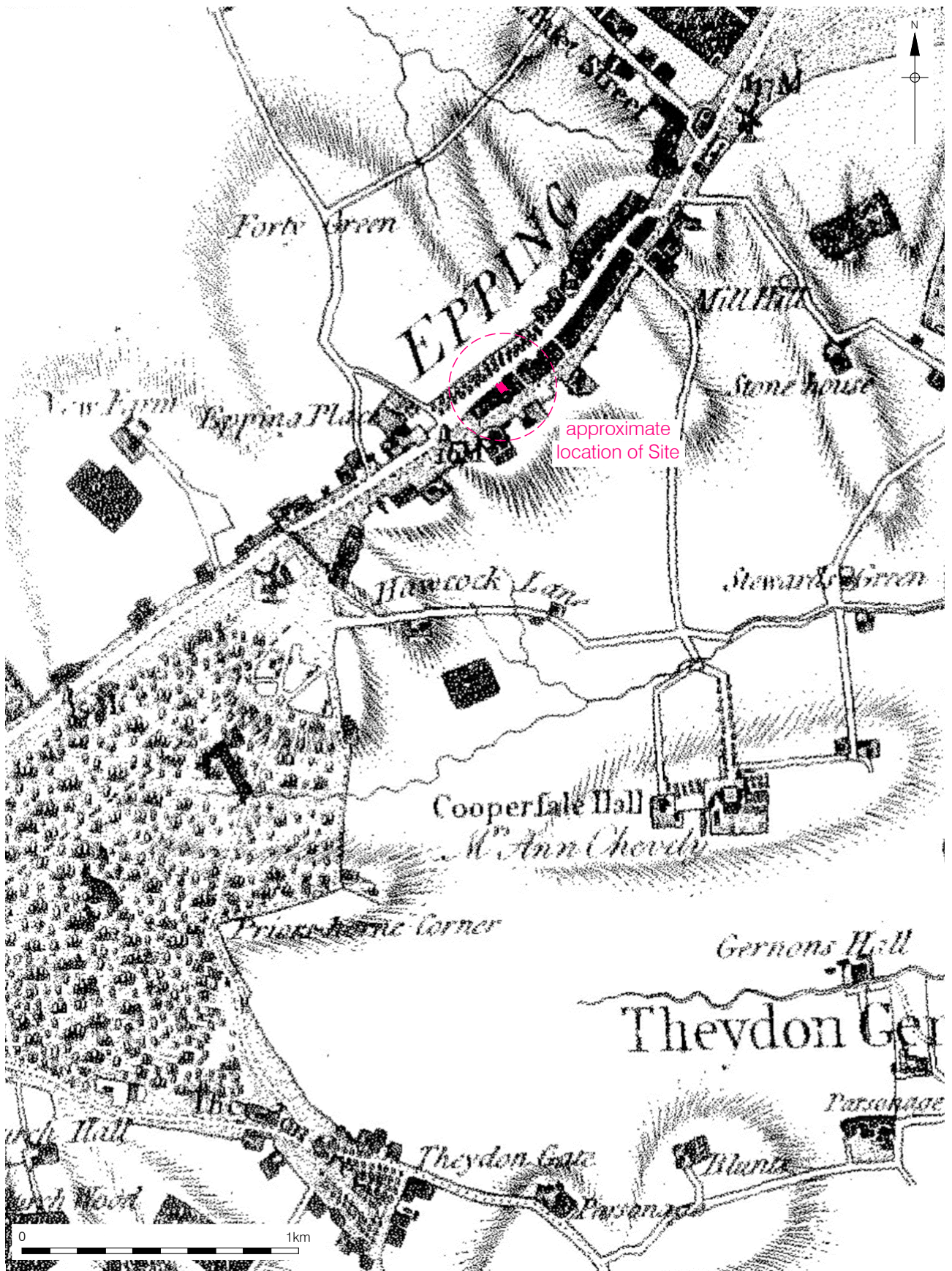


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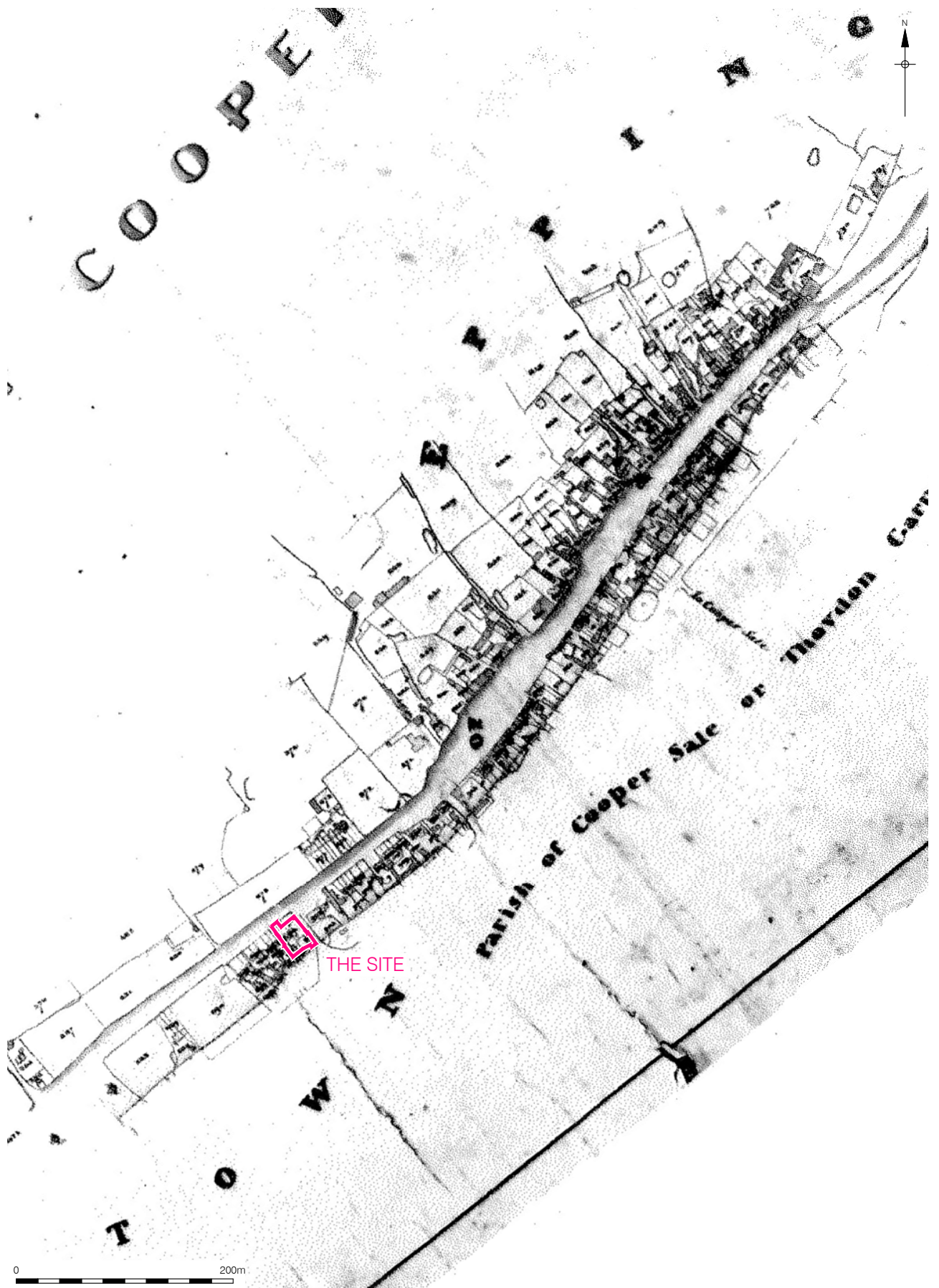
14/08/15 HB

Figure 2
Detailed Site Location
1:500 at A4



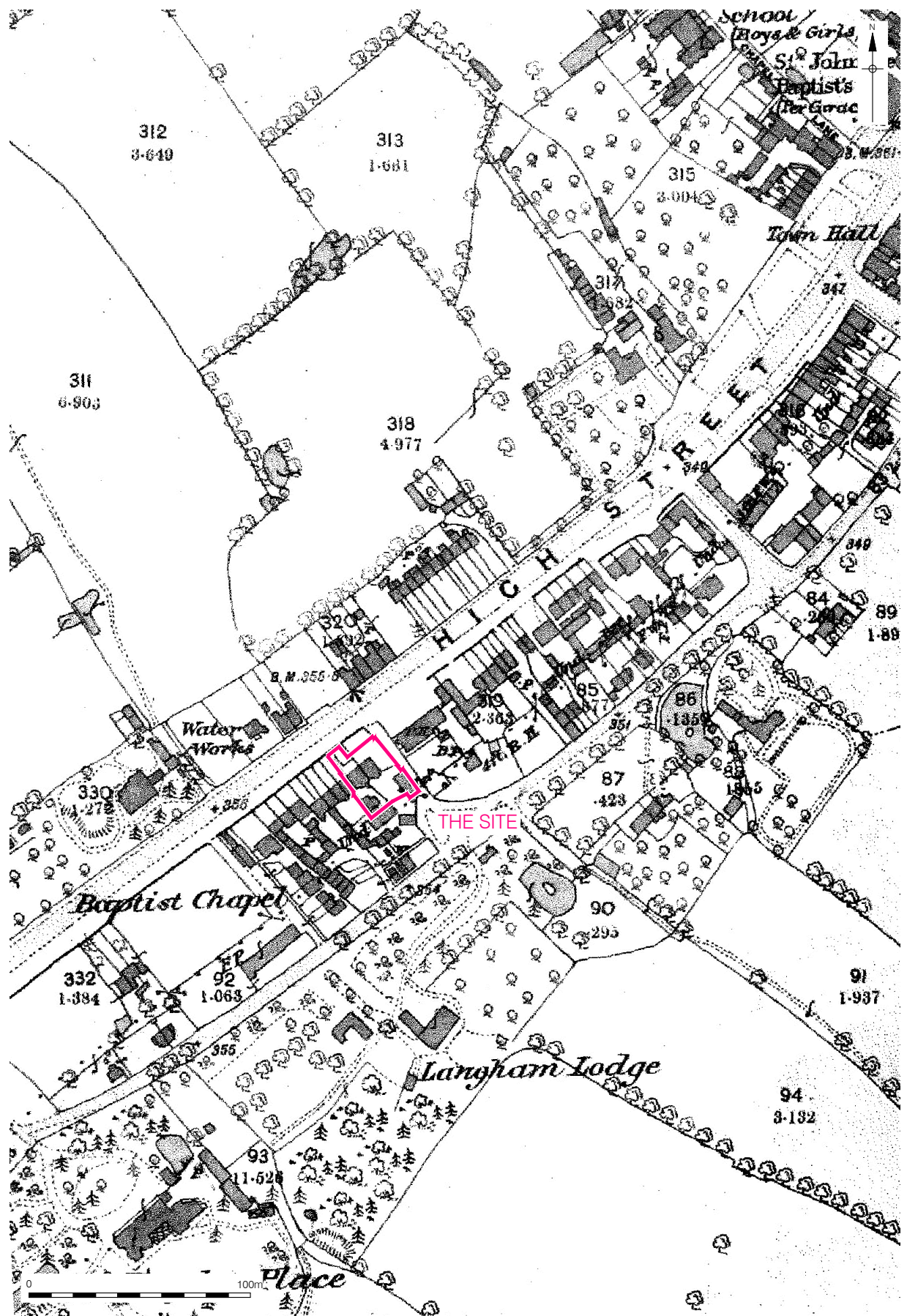
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Figure 3
Chapman & Andre, 1777
approx 1:20,000 at A4



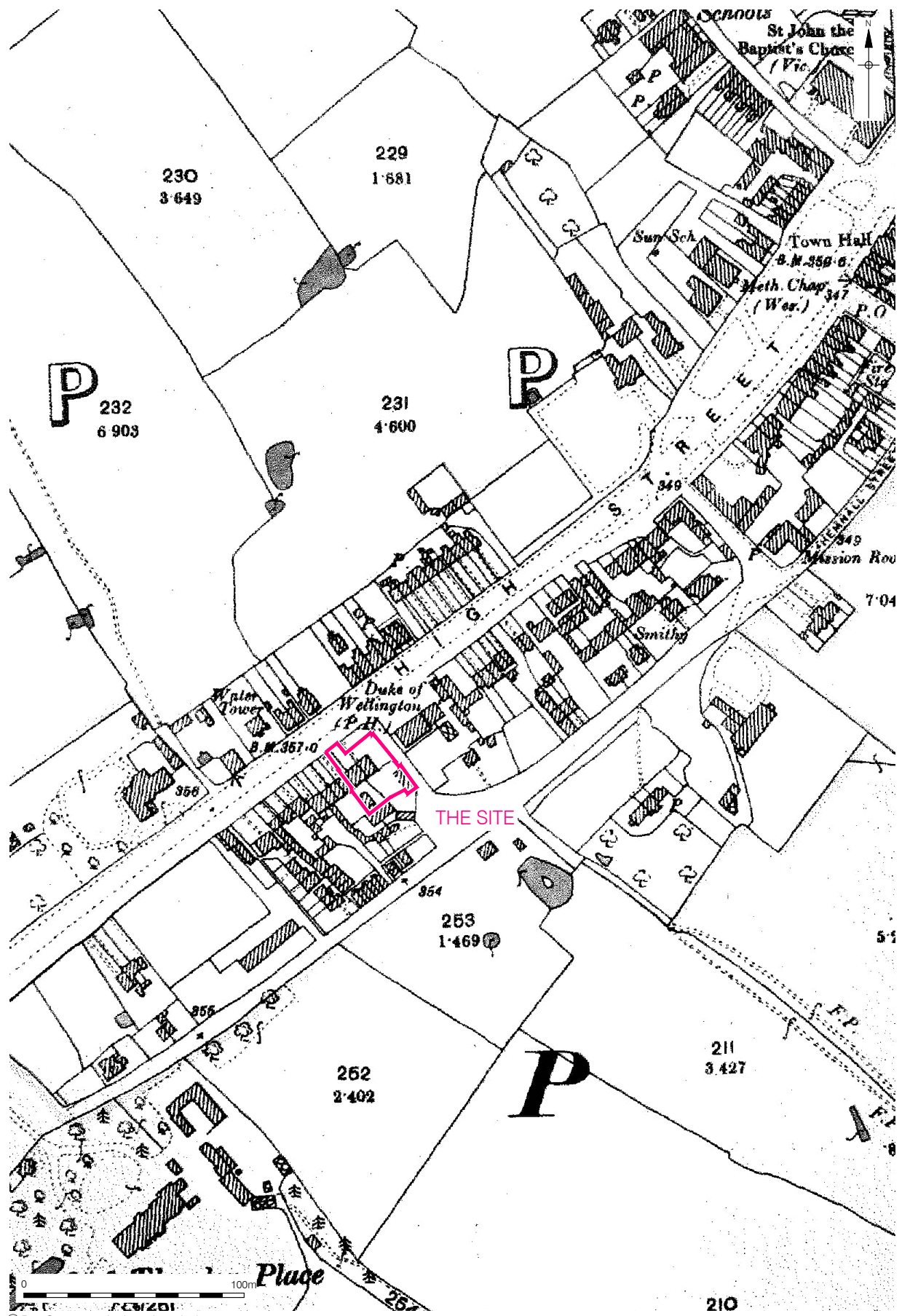
0 200m
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Figure 4
Epping Tithe Map of 1839
1:5,000 at A4



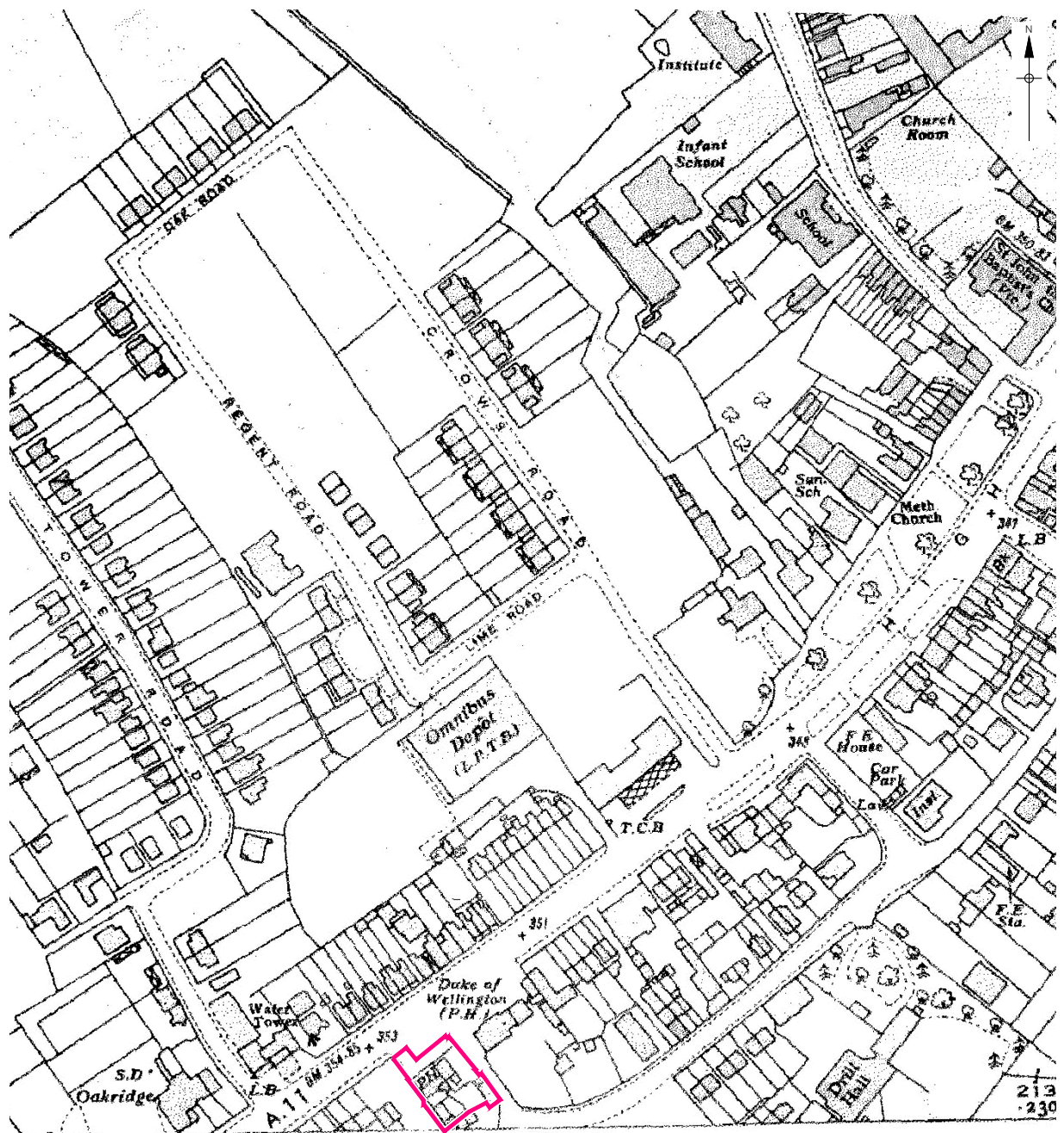
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Figure 5
 First Edition OS Map of 1871
 1:2,500 at A4



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Figure 6
 Second Edition OS Map of 1897
 1:2,500 at A4



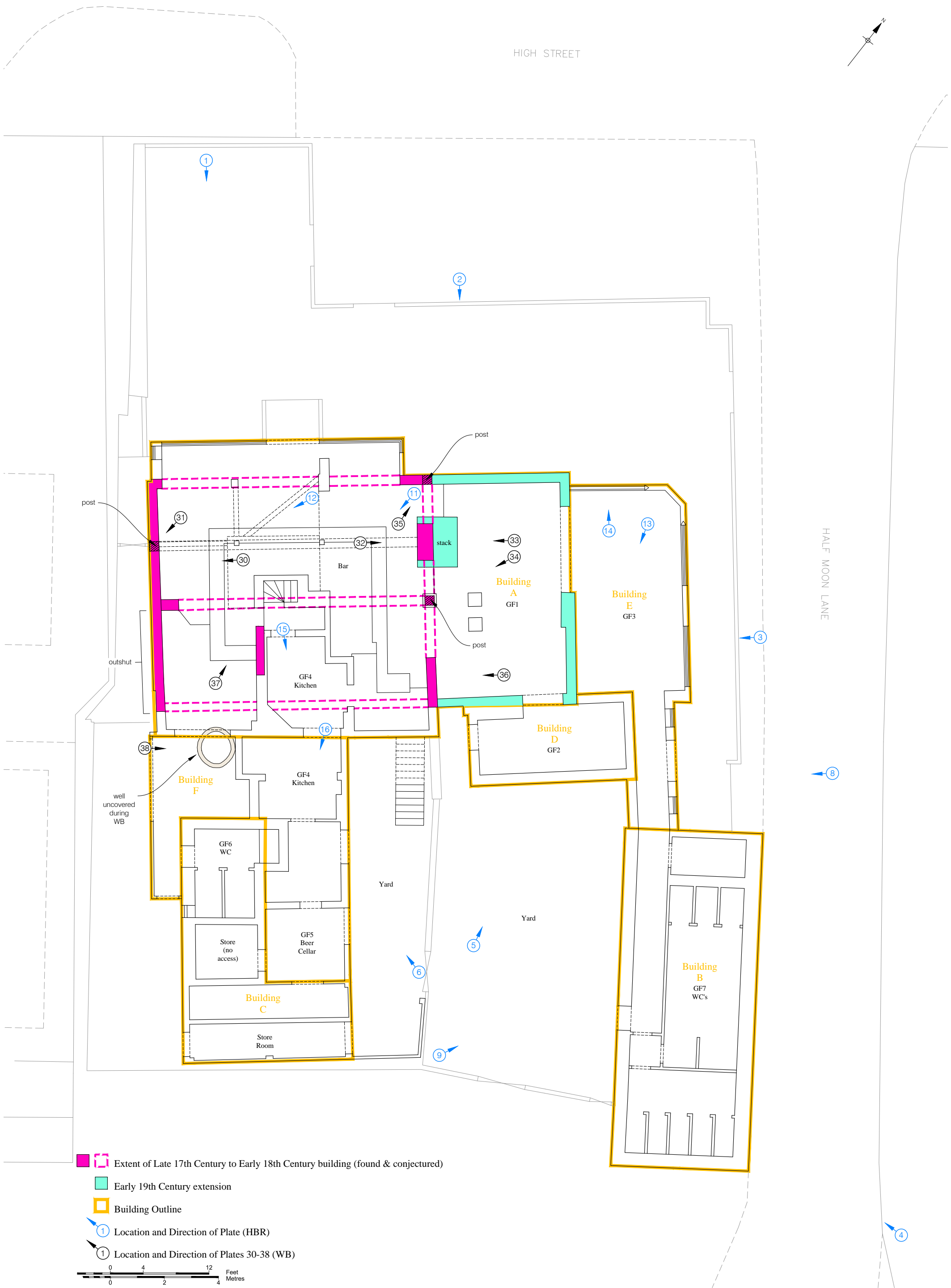
THE SITE

Scale $\frac{1}{2500}$ being 25

0 100m

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Figure 7
New Series OS Map of 1936
1:2,500 at A4



Extent of Late 17th Century to Early 18th Century building (found & conjectured)

Early 19th Century extension

Building Outline

Location and Direction of Plate (HBR)

Location and Direction of Plates 30-38 (WB)

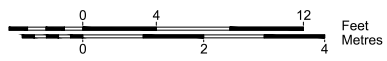
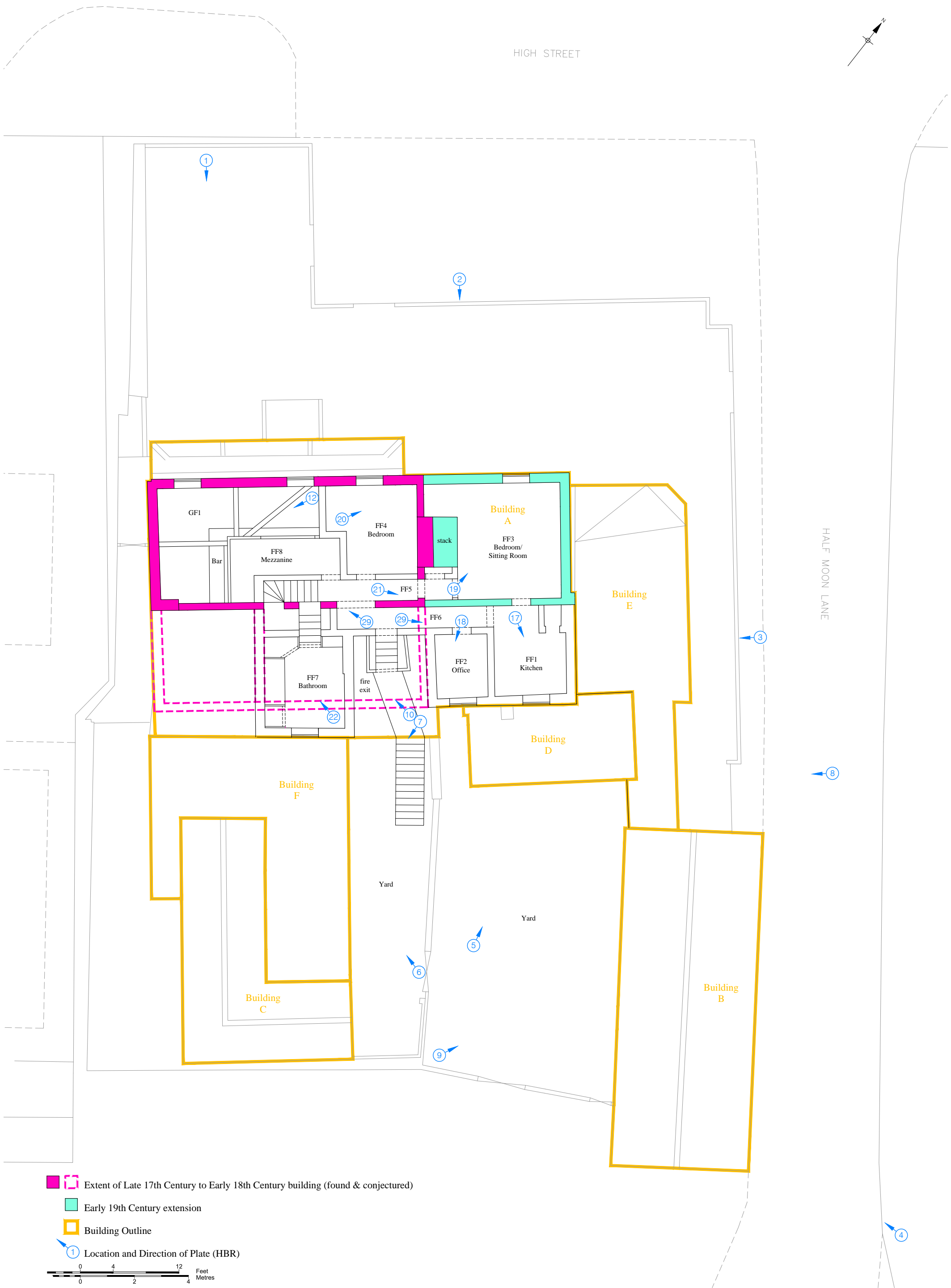
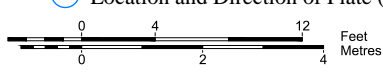


Figure 8
Ground Floor Plan and Plate Locations
1:125 at A3



- Extent of Late 17th Century to Early 18th Century building (found & conjectured)
- Early 19th Century extension
- Building Outline
- ① Location and Direction of Plate (HBR)



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Figure 9
First Floor Plan and Plate Locations
1:125 at A3

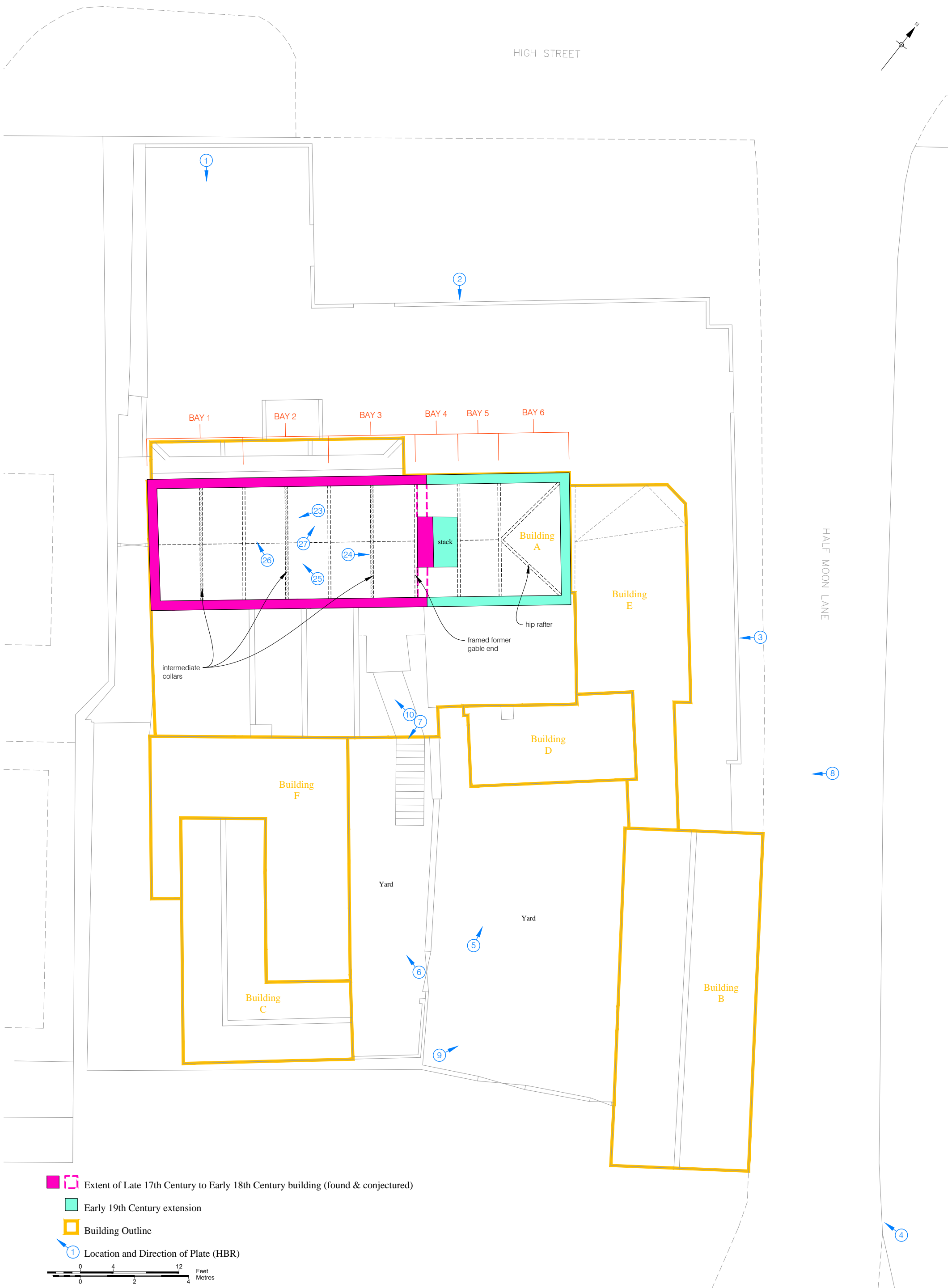


Figure 10
Roof Plan and Plate Locations
1:125 at A3



Historic Plate 1 Billie Jeans, formerly the Half Moon, photographed in c. 2000



Plate 1 Billie Jeans Facade looking east showing unbalanced roof



Plate 2 Billie Jeans, northern bays, looking south-east



Plate 3 North-eastern end elevation



Plate 4 Former stable building (B) looking north-west



Plate 5 Rear elevations showing lean-to (D) and first floor extension, looking north-west



Plate 6 Rear elevations showing modern flat roofed extensions (F) and brick, 2 storey gabled addition



Plate 7 L shaped former outbuilding (C) and later extensions (F)



Plate 8 Modern extension (E) looking south-west



Plate 9 Former Stable (B) looking north-east



Plate 10 Roof junction between (A) and early 20th century extension looking north-west



Plate 11 Bar (GF1) looking south-west

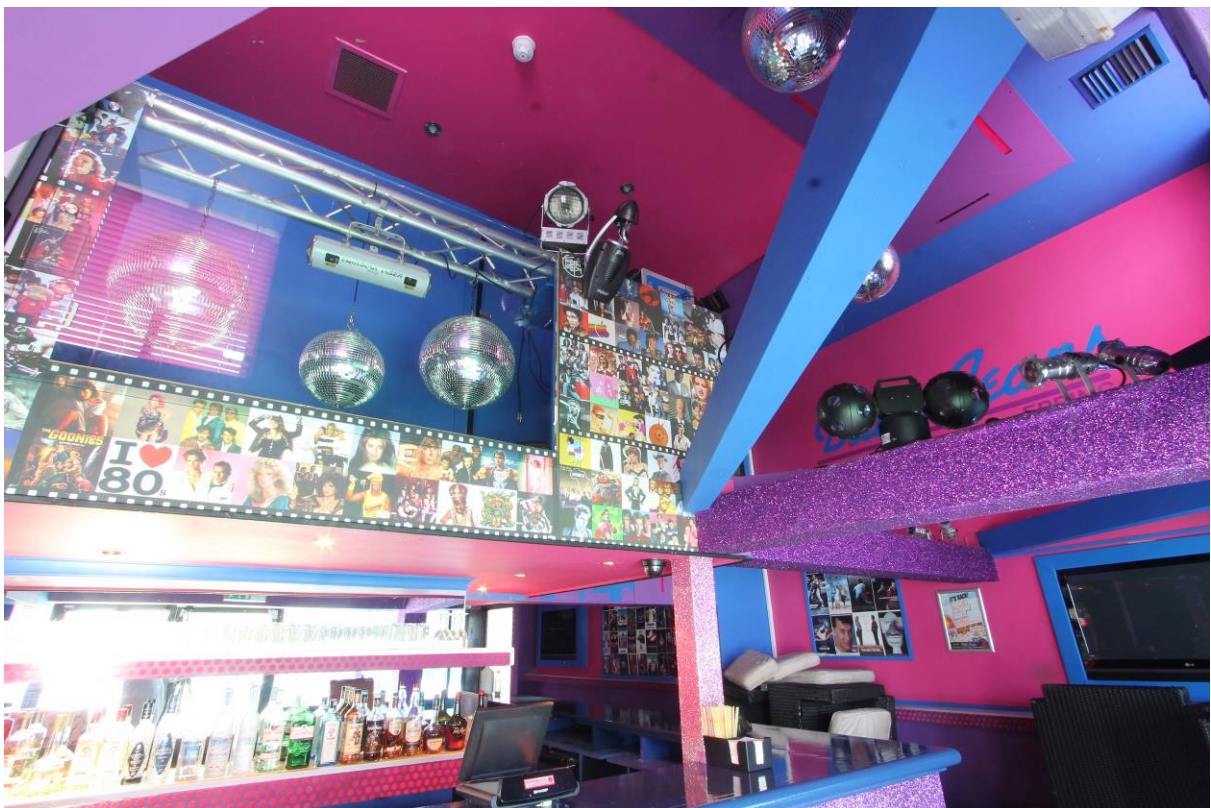


Plate 12 Mezzanine and removed first floor over bar



Plate 13 Seating within extension (E) and dance floor (right)



Plate 14 Michael Jackson motif to windows



Plate 15 Kitchen (GF4) looking south-east



Plate 16 Rear utility (GF4) toward beer store



Plate 17 Kitchen (FF1) looking south-east



Plate 18 Office (FF2)



Plate 19 Former bedroom (FF3) looking north-east



Plate 20 Bedroom (FF4) showing extant wall framing



Plate 21 Wall framing to passage (FF5) and cut rail, looking north-east



Plate 22 Bathroom (FF7) looking north-west



Plate 23 Clapsed side purlin roof (older roof) showing intermediate collar, looking south-west



Plate 24 Framed former gable end and later overlain purlins



Plate 25 Halved and pegged common rafters at ridge



Plate 26 Plank like wind brace nailed to rafters



Plate 27 19th century soft wood ceiling structure



Plate 28 Common rafter of catslide seen in (FF6)



Plate 29 Cut off rafters in (FF6)



Plate 30 Timber-framing and storey post in south-western end wall of building (A)



Plate 31 Carved modillion in (A)



Plate 32 Fireplace opening to south-west



Plate 33 Later fireplace opening to north-east



Plate 34 South-eastern storey post of original building



Plate 35 Corresponding storey post to north-east



Plate 36 Wall framing and noggin to outshut



Plate 37 Primary bracing adjacent to stair



Plate 38 Well

PCA

PCA SOUTH

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