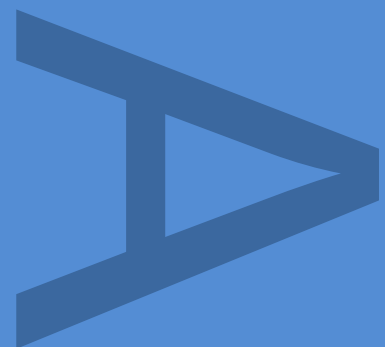


**Archaeological Evaluation on
Land at the former Billie Jeans
Bar, No. 26 High Street, Epping,
CM16 4AE**

February 2016



**PRE-CONSTRUCT ARCHAEOLOGY
R12370**

LAND AT THE FORMER BILLIE JEANS
BAR, NO. 26 HIGH STREET, EPPING,
CM16 4AE

AN ARCHAEOLOGICAL EVALUATION

Quality Control

Pre-Construct Archaeology Ltd	
Project Number	K4064
Report Number	R12370

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Revision No.	Date	Checked	Approved

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Land at Billie Jeans, 26 High Street, Epping, Essex:

An Archaeological Evaluation

Local Planning Authority: Essex County Council

Planning Reference: EPF/2126/11

Central National Grid Reference: TL 4572 0179

Site Code: EP9

Report No. R12370

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February 2016

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ABSTRACT

This report describes the results of an archaeological evaluation carried out by Pre-Construct Archaeology on land formerly occupied by Billie Jeans Bar, 26 High Street, Epping, Essex (NGR TL 4572 0179) on the 1st February 2016. The archaeological work was commissioned by Cooley Architects on behalf of Archco Developments in response to a planning condition attached to the redevelopment of the site. The aim of the work was to characterise the archaeological potential of the proposed development area.

The evaluation revealed the presence of a post-medieval posthole and a tree bole containing one sherd of 11th-13th century pottery in Trench 2. Trench 1 was devoid of archaeology.

1 INTRODUCTION

- 1.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Ltd (PCA) on land at 26 High Street, Epping, Essex (centred on Ordnance Survey National Grid Reference (NGR) TL 4572 0179) on the 1st February 2015 (Figure 1). The site had most recently been occupied by Bille Jeans Bar which had been demolished prior to the evaluation taking place. An historic building survey was undertaken by Pre-Construct Archaeology prior to demolition (Garwood 2015).
- 1.2 The archaeological work was commissioned by Cooley Architects on behalf of Archco Developments in response to an archaeological planning condition attached to the construction of new residential dwellings, with associated access, car-parking and landscaping (Planning Reference EPF/2126/11).
- 1.3 The evaluation was carried out in accordance with a Written Scheme of Investigation (WSI) prepared by Taleyna Fletcher of PCA (Fletcher 2015) in response to a Brief for archaeological evaluation issued by Maria Medlycott (Medlycott 2013) of Essex County Council's Place Services Team (ECCPST).
- 1.4 The aim of the evaluation was to determine the location, date, extent, character, condition and quality of any archaeological remains on the site, to assess the significance of any such remains in a local, regional, or national context, as appropriate, and to assess the potential impact of the development proposals on the site's archaeology.
- 1.5 A total of two trial trenches totalling 25m in length were excavated and recorded (Figure 2).
- 1.6 This report describes the results of the evaluation and aims to inform the design of an appropriate archaeological mitigation strategy. The site archive will be deposited at Colchester Museum.

2 GEOLOGY AND TOPOGRAPHY

2.1 Geology

2.1.1 The underlying geology of the site is comprised of the Claygate Member - clay, silt and sand (British Geological Survey; Website 1). A Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period.

2.1.2 The area has superficial deposits comprising Stanmore Gravel Formation consisting of sand and gravel (BGS; Website 1). These superficial deposits were formed up to 3 million years ago in the Quaternary Period.

2.2 Topography

2.2.1 The site is located on the eastern side of Epping High Street, at the junction with Half Moon Lane. The site is relatively flat at approximately 107m above Ordnance Datum (AOD).

3 ARCHAEOLOGICAL BACKGROUND

3.1 General

- 3.1.1 The site lies in an area of known archaeological significance, as recorded in the Essex Historic Environment Record (HER). This archaeological and historical background has been drawn from a search of the HER, the historic building recording (Garwood 2015), the Epping Historic Town Project Assessment Report (Essex County Council Planning 1999) and the archaeological design brief (Medlycott 2013).
- 3.1.2 The site lies outside the historic medieval core of the town and the protection of the Epping Conservation Area. The core of the former building on the site was thought to date to the late 17th or early 18th centuries, with later additions. The site lies within the known extent of the built-up area of post-medieval Epping and cartographic evidence indicates that the site was built up from at least the 18th century, possibly earlier. Archaeological fieldwork has been limited in the town, but an evaluation to the rear of 237-255 High Street identified rubbish pits dating to the 13th-14th centuries, indicating that the medieval dwellings were located near the present street frontage and did not extend into the back-plots (EHER 17693-4).
- 3.1.3 The Iron Age hillfort of Ambresbury Banks lies to the south of the town (SMR24). Pottery from the surrounding ditch suggests a construction date of the second half of the 1st millennium BC, and reused in the Belgic period, just prior to the Roman Conquest. A hoard of Iron Age coins was found close to the hillfort and a gold coin of Tasciovanus has been recovered from Bell Common on the edge of the historic town. No prehistoric finds have been found within the town.
- 3.1.4 Saxon settlement of the area appears to have been concentrated to the north of Cobbin's Brook in the Epping Upland area. The medieval settlement of Epping did not exist until the mid-13th century, when the canons of Waltham Abbey cleared an area within Epping Forest. In 1253 the canons obtained a charter for the town and the privilege of clearing timber for use in the construction of stalls and houses.

- 3.1.5 The earliest buildings in Epping appear to have been located on the west side of the High Street, in the area of the chapel of St John the Baptist and the market place. As the town developed, structures were erected on the eastern side of the road.
- 3.1.6 The early post-medieval period saw Epping develop slowly and it wasn't until the 18th century that the pace of development increased. In the 18th and 19th centuries Epping prospered as a staging point for coaches travelling between London and East Anglia, and by the early 19th century there were 26 inns in the town. The coach traffic was destroyed by the introduction of the railway, which by-passed Epping, although there was a revival in the town's fortunes when a branch line was built in 1865.

4 METHODOLOGY

4.1 Excavation and Sampling

4.1.1 The Written Scheme of Investigation for the evaluation proposed the excavation of two 15m trenches, distributed across the site (Figure 2). Due to constraints including live services and a Tree Protection Order, Trench 1 was reduced to 10m in length.

4.1.2 Ground reduction was carried out under archaeological supervision using a 14-ton tracked mechanical excavator fitted with a 2m-wide toothless ditching bucket. Made ground and subsoil deposits were removed in spits down to the level of the undisturbed natural geological deposits where potential archaeological features could be observed and recorded. Exposed surfaces were cleaned by trowel and hoe as appropriate and all further excavation was undertaken manually using hand tools. Overburden deposits were set aside beside each trench and examined visually and with a metal-detector for finds retrieval.

4.1.3 Metal-detecting was carried out during the made ground and subsoil stripping and throughout the excavation process. Archaeological features and spoilheaps were scanned by metal-detector as they were created.

4.1.4 Field excavation techniques and recording methods are detailed in the PCA Fieldwork Induction Manual (Operations Manual I) by Joanna Taylor and Gary Brown (2009).

4.1.5 All features were investigated and recorded in order to properly understand the date and nature of the archaeological remains on the site and to recover sufficient finds assemblages to assess the chronological development and socio-economic character of the site over time.

4.2 Recording Methodology

4.2.1 The limits of excavations, heights above Ordnance Datum (m OD) and the locations of archaeological features and interventions were recorded using a Leica 1200 GPS rover unit with RTK differential correction, giving three-dimensional accuracy of 20mm or better.

- 4.2.2 Manual plans and section drawings of archaeological features and deposits were drawn at an appropriate scale (1:10, 1:20 or 1:50).
- 4.2.3 Deposits or the removal of deposits judged by the excavating archaeologist to constitute individual events were each assigned a unique record number (context numbers) and recorded on individual pre-printed forms (Taylor and Brown 2009). Archaeological processes recognised by the deposition of material are signified in this report by round brackets, while events constituting the removal of deposits are referred to here as ‘cuts’ and signified by square brackets. The record numbers assigned to cuts and deposits are entirely arbitrary and in no way reflect the chronological order in which events took place. All features and deposits recorded during the evaluation are listed in Appendix 2. Artefacts recovered during excavation were assigned to the record number of the deposit from which they were retrieved.
- 4.2.4 High-resolution digital photographs were taken at all stages of the evaluation process.
- 4.2.5 Artefacts and ecofacts were collected by hand and assigned to the record number of the deposit from which they were retrieved, receiving appropriate care prior to removal from the site (ClfA 2014; Walker 1990; Watkinson 1981).

5 ARCHAEOLOGICAL SEQUENCE

5.1 Introduction

5.1.1 The trenches are described below in numerical order, with technical data tabulated. Archaeological features and deposits were sealed by made ground - all evidence of topsoil and subsoil had been removed.

5.2 Trench 1

5.2.1 No archaeological features were present in this trench.

TRENCH 1	Figure 2	Plate 1	
Trench Alignment: NE-SW	Length: 10m	Level of Natural (m OD): 106.83m	
Deposit	Context No.	Average Depth (m)	
		SW End	NE End
Made Ground (Crush)	(100)	0-0.22m	0-0.22m
Made Ground	(101)	0.22-0.46m	0.22-0.73m
Natural	(102)	0.46m+	0.73m+
Summary			
Trench 1 was located along the north-western boundary of the site. No archaeological features were present.			

5.3 Trench 2

5.3.1 The trench contained one posthole and a tree bole.

5.3.2 Tree bole [104] (Figure 2, Section 1) was 0.6m long, 0.3m wide and 0.18m deep with steep sides and a flat base. It had a single fill of light blue grey clayey silt (103), which contained one sherd of 11th - 13th century pottery.

5.3.3 Posthole [106] (Figure 2, Section 2) was 0.65m long, 0.38m wide and 0.16m deep with near vertical sides and a flat base. It had a single fill of mid-grey silty clay (105), which contained one sherd of post-medieval pottery (c.1580-1900), tile, mortar and concrete.

TRENCH 2	Figure 2	Plates 2-4	
Trench Alignment: NW-SE	Length: 15m	Level of Natural (m OD):106.88m	
Deposit	Context No.	Average Depth (m)	
		SW End	NE End

		NW End	SE End
Made Ground (Crush)	(100)	0-0.39m	0-0.41m
Made Ground	(101)	0.39-0.78m	0.41-0.85m
Natural	(102)	0.78m+	0.85m+
Summary			
Trench 2 was located in the centre of the site.			
There was a tree bole and one post-medieval posthole in the trench.			

6 THE FINDS

6.1 The Pottery

By Chris Jarrett

- 6.1.1 The assemblage consists of two sherds (44g) of pottery dating to the medieval and post-medieval periods and these were recovered from different features. The earliest sherd of pottery consists of a sherd (3g) of early medieval shell-tempered ware (Essex pottery code 12A), dated c. 1000–1225 and this was recovered from fill (103) of the tree bole [104]. The second sherd (41g) consists of the internally and externally glazed base of a probable bowl or dish and this was made in post-medieval red earthenware (Essex pottery code 40), dated c.1580–1900. The vessel also has an iron-rich surface wash and the fabric is fine and the vessel could have been made at Harlow (Davey and Walker 2009), Loughton (Clark et al 1972) or elsewhere (Cotter 2000, 189–93). This bowl or base sherd was found in fill (105) of posthole [106].
- 6.1.2 The pottery has no significance at a local level as it occurs in such small quantities and as typical types found in East Essex. The only potential of the pottery is to date the contexts it was recovered from. There are no recommendations for further work on the assemblage.

6.2 The Ceramic Building Material

By Chris Jarrett

- 6.2.1 The assemblage consists of a single fragment of ceramic building material (682g) recovered from the evaluation. The fragment was found in fill (105) of posthole [106] and consists of a large part of a ridge tile with fine moulding sand and was made in a fully oxidised, red (Munsell colour: 10R 4/8), hard fired, very fine sandy fabric with sparse, fine black iron ores. The fabric looks very similar to early post-medieval fine red earthenware pottery made at Harlow and elsewhere. The tile is dated to post c.1580.
- 6.2.2 The ridge tile has no significance at a local level. The only potential of the tile is to date the context it was recovered from. There are no recommendations for further work on the tile.

7 DISCUSSION & CONCLUSIONS

- 7.1.1 The evaluation identified a small amount of evidence for features and deposits associated with medieval and post-medieval activity on this site. Trench 2 contained a tree bole, which contained one small sherd of early medieval pottery, and a post-medieval posthole, while Trench 1 only contained layers of made ground directly above the natural clay geology. It is possible that the site was landscaped prior to the construction of extensions to the most recent building or following the demolition of an earlier one.
- 7.1.2 The site lies outside the medieval core of Epping, but within the known extent of the built-up area of the post-medieval town. The historic building recording of Billie Jeans showed that the core of the building dated to the later 17th century to early 18th century (Garwood 2015). The small sherd of 11th-13th century pottery found in the tree bole in Trench 2 may relate to the clearing of this part of Epping Forest in the 13th century to form Epping town.
- 7.1.3 The results are of local significance.

8 ACKNOWLEDGEMENTS

- 8.1 Pre-Construct Archaeology Ltd would like to thank Cooley Architects on behalf of Archco Developments for commissioning the work. PCA are also grateful to Maria Medlycott of Essex County Council's Place Services Team for monitoring the work. The author would like to thank Taleyna Fletcher for managing the project and PCA's CAD department for preparing the figures.

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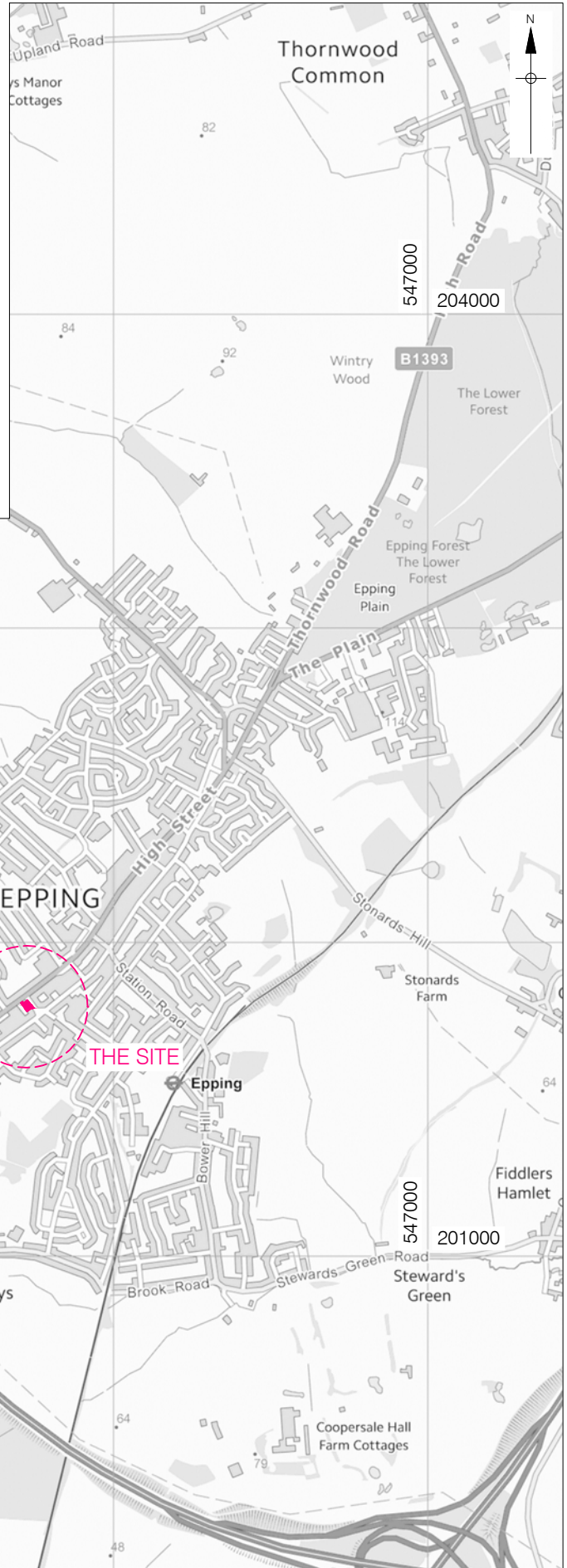
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9.2 Websites

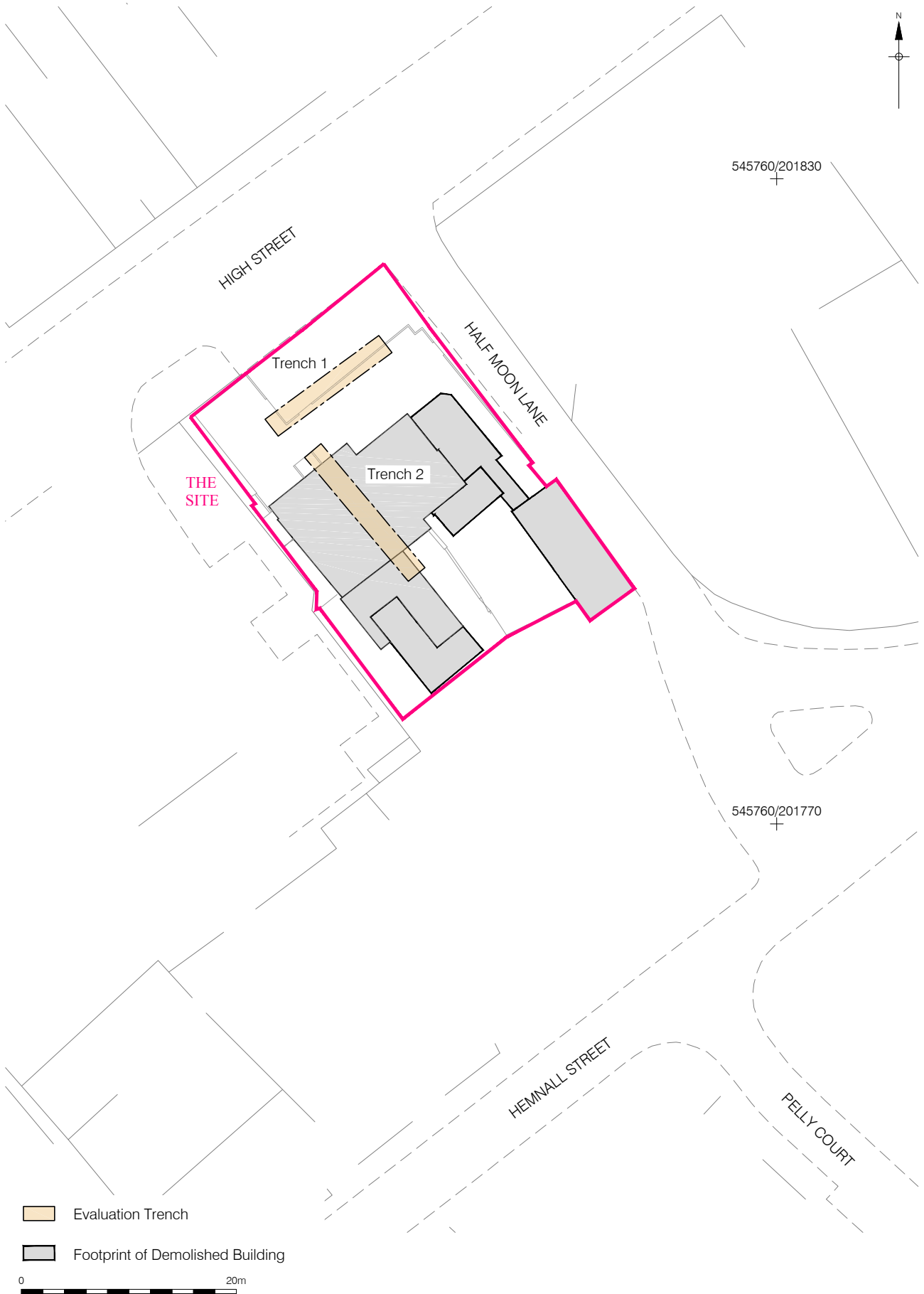
1) British Geological Survey - Geology of Britain Viewer (Accessed 02/02/16)

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>



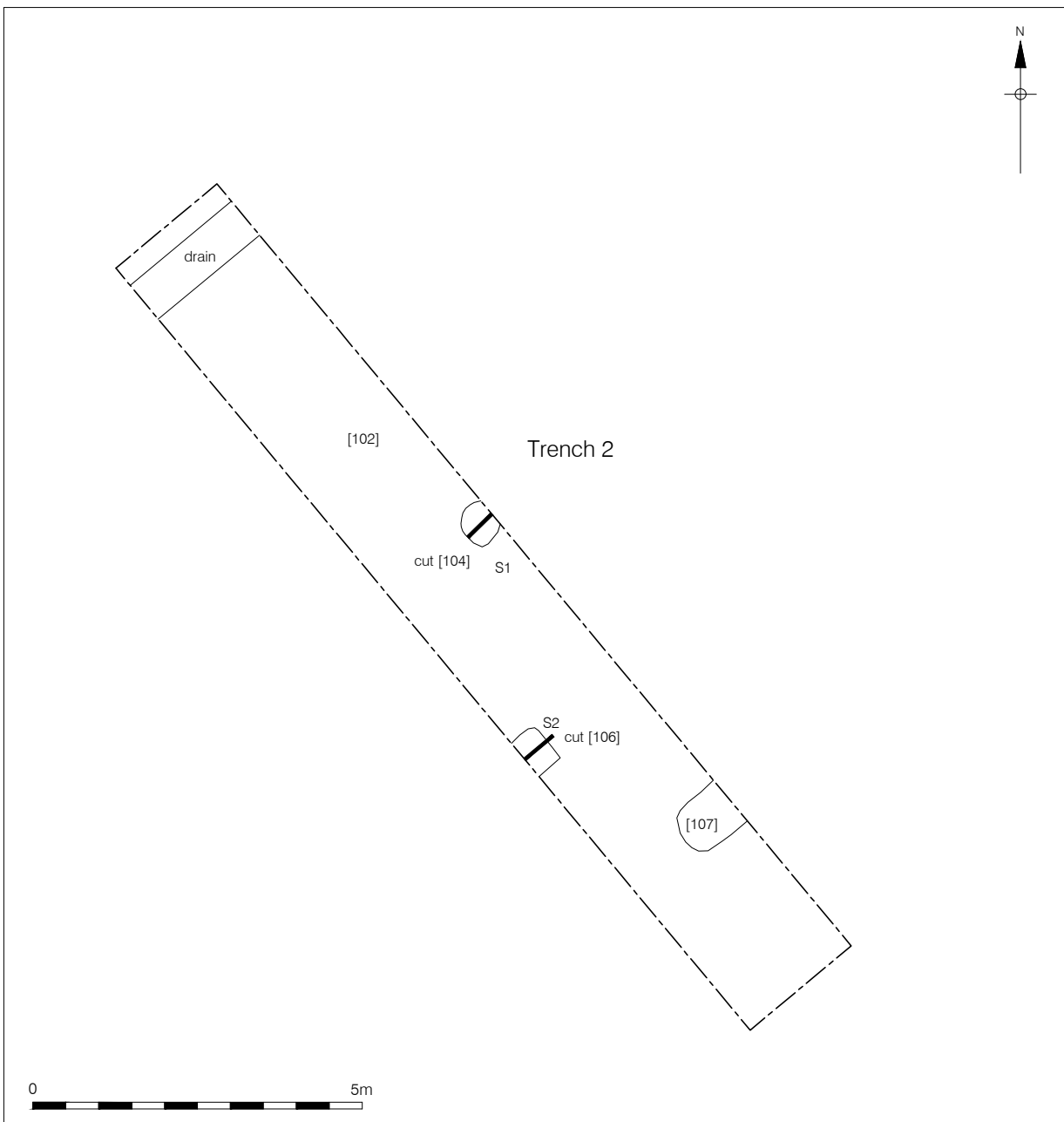
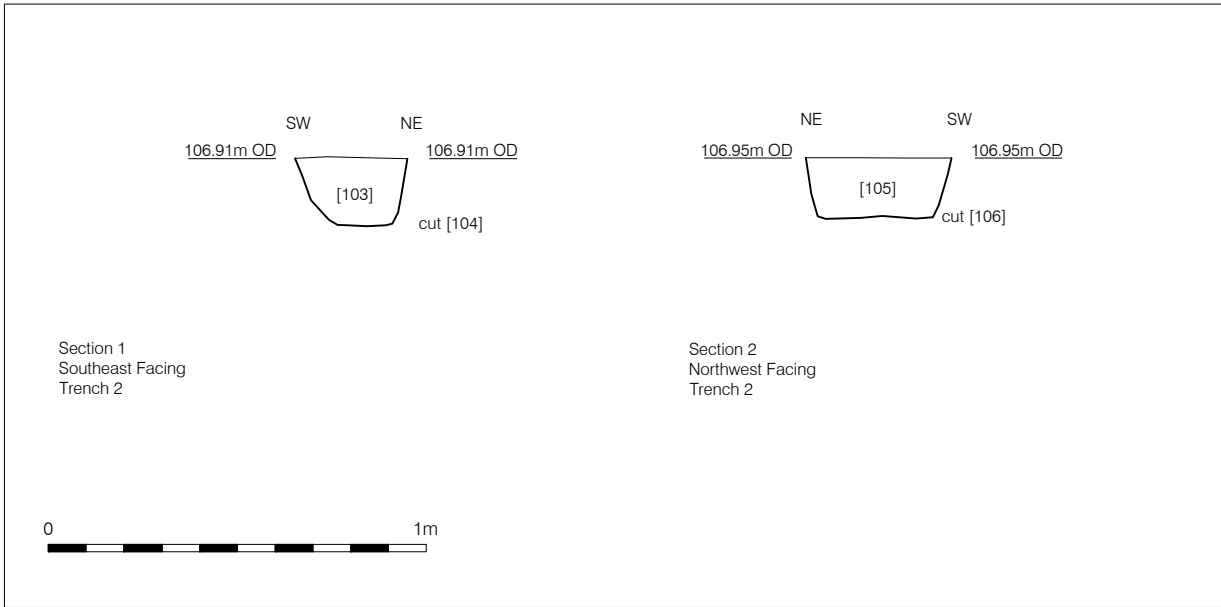
Contains Ordnance Survey data © Crown copyright and database right 2015
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Figure 1
 Site Location
 1:2,000,000 & 1:20,000 at A4



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Figure 2
 Detailed Site Location
 1:500 at A4



APPENDIX 1: PLATES



Plate 1: Trench 1, view north-east



Plate 2: Trench 2, view south-east



Plate 3: Tree bole [104], view north-west



Plate 4: Posthole [106], view south-east



Plate 5: The site, view west

APPENDIX 2: CONTEXT INDEX

Context	Cut	Type	Category	Interpretation	Trench Number
100	-	Layer	Made ground	Overburden	1-2
101	-	Layer	Made ground	Overburden	1-2
102	-	Layer	Natural	Natural Geology	1-2
103	104	Fill	Natural	Fill of [104]	2
104	104	Cut	Natural	Tree Bole	2
105	106	Fill	Posthole	Fill of [106]	2
106	106	Cut	Posthole	Posthole	2
107	-	Layer	Ditch	Modern drain	2

APPENDIX 3: ESSEX HER/ESSEX ARCHAEOLOGY AND HISTORY SUMMARY SHEET

Site name/Address: Land at 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: Evaluation	Site Director/Team: Mary-Anne Slater, Pre-Construct Archaeology
Date of Work: 01/02/2016	Size of Area Investigated: 25m trenching
Location of Finds/Curating Museum: Epping Forest District Museum	Funding source: Client
Further Seasons Anticipated?: No	Related EHER Nos.: HER 3826
Final Report: Yes	
Periods Represented: Medieval to post-medieval	
<p>Summary of Fieldwork Results:</p> <p>Pre-Construct Archaeology (PCA) undertook an archaeological evaluation on land formerly occupied by Billie Jeans Bar, 26 High Street, Epping, Essex (NGR TL 4572 0179) on the 1st February 2016. The archaeological work was commissioned by Cooley Architects on behalf of Archco Developments following demolition of the bar, in response to a planning condition attached to the redevelopment of the site.</p> <p>A total of two trial trenches totalling 25m in length were excavated and recorded.</p> <p>The evaluation revealed the presence of a post-medieval posthole and a tree bole containing one sherd of 11th-13th century pottery in Trench 2. Trench 1 was devoid of archaeology.</p>	
Previous Summaries/Reports: Garwood, A. 2015. Historic Building Recording and Monitoring of Billie Jeans, No. 26 High Street, Epping, Essex, CM16 4AE (Unpublished report 12196, Pre-Construct Archaeology Ltd)	
Author of Summary: Taleyna Fletcher	Date of Summary: 16/02/2016

APPENDIX 4: OASIS FORM

OASIS ID: preconst1-241424

Project details

Project name Land at Billie Jeans, 26 High Street, Epping, Essex: An Archaeological Evaluation

Short description of the project This report describes the results of an archaeological evaluation carried out by Pre-Construct Archaeology on land at Billie Jeans, 26 High Street, Epping, Essex (NGR TL 4572 0179) on the 1st February 2016. The archaeological work was commissioned by Cooley Architects on behalf of Archco Developments in response to a planning condition attached to the redevelopment of the site. The aim of the work was to characterise the archaeological potential of the proposed development area. The principal result of the evaluation was a post-medieval posthole and a tree bole in Trench 2. Trench 1 was devoid of archaeology.

Project dates Start: 01-02-2016 End: 01-02-2016

Previous/future work Yes / Not known

Any associated project reference codes EP9 - Sitecode

Type of project Field evaluation

Site status None

Current Land use Vacant Land 1 - Vacant land previously developed

Monument type POSTHOLE Post Medieval

Significant Finds POTTERY Post Medieval

Significant Finds TILE Post Medieval

Methods & "Sample Trenches" techniques

Development type Urban residential (e.g. flats, houses, etc.)

Prompt Planning condition

Position in the After full determination (eg. As a condition)
planning process

Project location

Country England

Site location ESSEX EPPING FOREST EPPING Billie Jeans, 26 High Street

Study area 828 Square metres

Site coordinates TL 4572 0179 51.695432694196 0.108670387505 51 41 43 N 000
06 31 E Point

Height OD / Depth Min: 106.83m Max: 106.88m

Project creators

Name of Pre-Construct Archaeology Limited
Organisation

Project brief Maria Medlycott
originator

Project design Taleyna Fletcher
originator

Project Taleyna Fletcher
director/manager

Project supervisor Mary-Anne Slater

Type of Developer
sponsor/funding
body

Project archives

Physical Archive Colchester Museum
recipient

Physical Archive ID EP9

Physical Contents "Ceramics"

Digital Archive recipient Colchester Museum

Digital Archive ID EP9

Digital Contents "none"

Digital Media available "Images raster / digital photography","Text"

Paper Archive recipient Colchester Museum

Paper Archive ID EP9

Paper Contents "none"

Paper Media available "Context sheet","Plan","Report","Section"

Project bibliography

1

Grey literature (unpublished document/manuscript)

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