

**LEVEL 2 HISTORIC BUILDING RECORD &
TRIAL TRENCHING
ON THE SITE OF THE FORMER 'RETREAT',
MARKET PLACE, ABRIDGE,
ESSEX, RM4 1UA**



November 2017



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Site centre NGR: TQ 46633 96780

Planning reference: EPF/1471/17

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Abstract

Compass Archaeology were commissioned to conduct a Level 2 Historic Building Survey and archaeological evaluation on the site of 'The Retreat' in Abridge, Essex, RM14 1AU. The works were commissioned after recommendations from the Historic Environment Consultant for Essex County Council, as a condition of planning attached to applications EPF/2006/14 and EPF/1471/17.

The building survey was conducted over a series of visits between January and early March 2015 prior to the demolition of the property in late-2015, and the evaluation took place in October 2017.

The historic building survey established that the majority of the standing structure known as 'The Retreat' dated from the mid-to-later-19th century, with an earlier cellar below the central portion of the western street frontage, and a modern, 1960s extension to the south and east. The cellar produced bricks of a relatively early date, 18th to early 19th century, and the walls included the use of bond timbers, which were primarily used during the same period. The aboveground structure included the original three-bayed frontage built around a timber frame construction and lath and plaster panelling, probably with single storey rear rooms in the southern two bays, and maybe a two storey eastern extension in the north corner. The eastern extension was lengthened in the later-19th century with reuse of some timbers and brickwork from the previous incarnation of the building. A modern, breeze-block, extension to the south and east of the original building led to extensive remodelling of the interior and rebuilding of the roof structure, along with insertion of new windows.

The evaluation that followed consisted of three trenches arranged across the footprint of the previous property and the proposed redevelopment. A total of 23m linear metres of trenching was excavated, covering 41.5m². This included a T-shape trench over the western and north-south axis of the former building, and a third over the southeast corner of the proposed development area. The western arm of the T-shaped trench exposed the northeast corner and construction cut of the cellar recorded during the building survey. The northern arm of the T-shaped trench exposed a shallow sub-circular cut feature which produced no finds and was interpreted as a probable historic tree-throw. The separate southeastern trench uncovered a large domed brick-built soakaway, approximately 1.8m in diameter, and 1m deep to the base of dome level. The dome itself had partially collapsed inside of the soakaway but had clearly been truncated in the recent past. The brickwork was dated to the later-18th century, so probably relates to earlier structures on the site, albeit one that would probably have survived the various incarnations of 'The Retreat' due to its function.

Natural sandy gravels were exposed extremely close to the modern ground surface, as shallow as 80mm, and no more than 600mm, below a loosely compacted demolition debris derived from the clearance of the site in late-2015.

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Figs.2 and 113 adapted from originals provided by Eurodime Ltd.

Figs.8, 9, 59, 69, and 99 adapted from original drawings drawn by Clear Architects Ltd.

1 INTRODUCTION

1.1 This document forms a summary of a programme of archaeological works conducted on the site of the former 'Retreat', Market Place, Abridge, Essex, RM4 1AU, (fig.1).

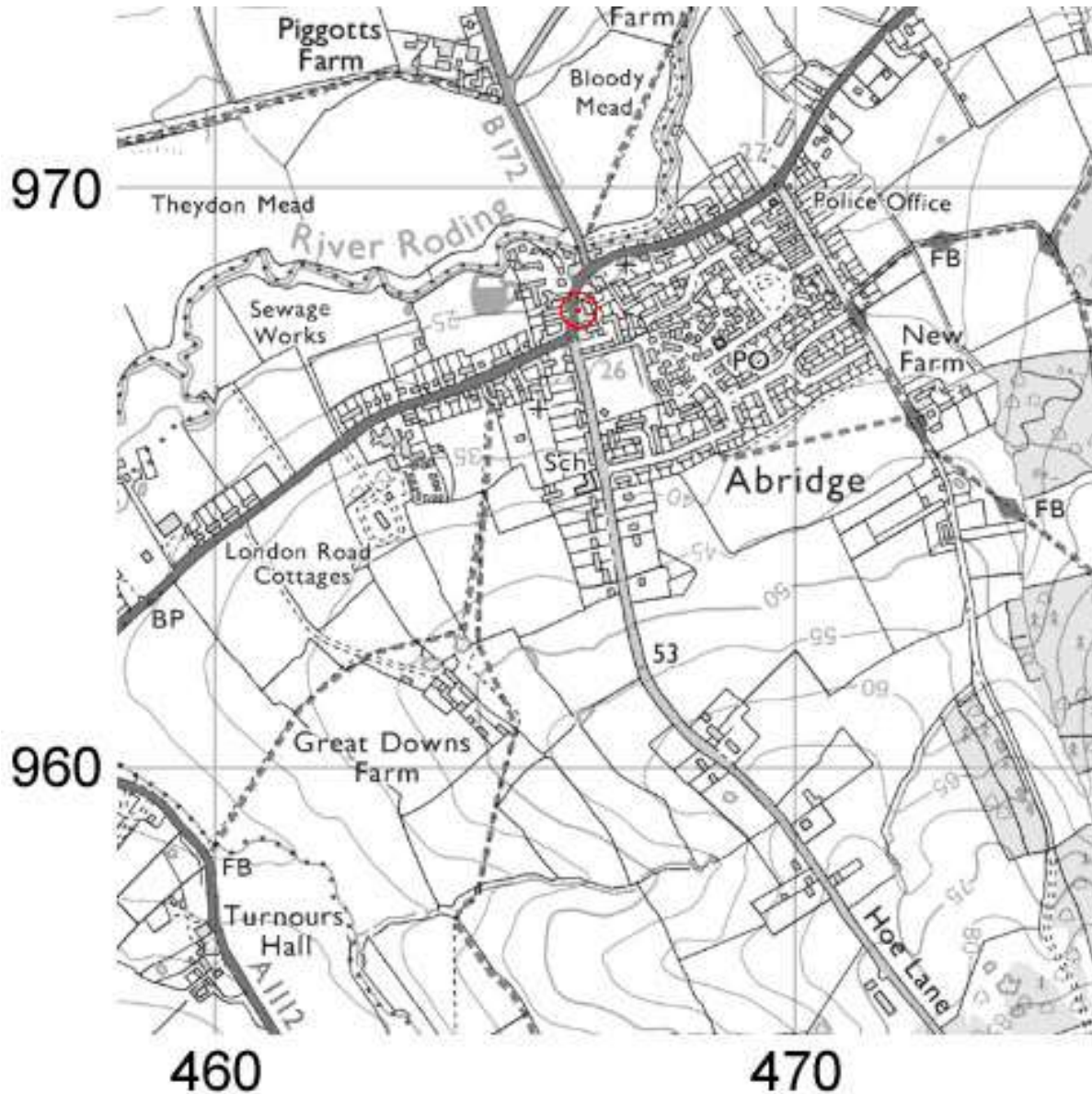


Fig.1: OS location plan

1.2 The programme formed a response to recommendations made by the Historic Environment Consultant, Place Services, Essex County Council, and included a Level 2 Historic building recording and subsequent trial trenching exercise in advance of redevelopment of the site.

- 1.3 The approved proposal, (ref: EPF/1471/17, figs.2 and 113), to erect five 2-bed apartments with A1/A2 unit at ground floor, a vehicle underpass, and lower basement for car parking in a stacking system, had the following condition attached:

‘Full Condition: No conversion/demolition or preliminary groundworks 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’.

Further Recommendations: A professional team of archaeologists should undertake the archaeological work. The archaeological work will consist of a historic building report, using records compiled prior to demolition of The Retreat, and trial-trenching of the development site, to be followed by full excavation if archaeology is revealed. The District Council should inform the applicant of the archaeological recommendations and its financial implications. An archaeological brief detailing the requirements will be produced from this office on request.’

- 1.3 A previous approved scheme for demolition and redevelopment of the site had a similar archaeological condition attached, (EPF/2006/14), in which the historic building recording exercise was completed, but no full report submitted and no trial trenching was ever undertaken. ‘The Retreat’ alongside its associated outbuildings were subsequently demolished and the site then subjected to archaeological trial-trenching.

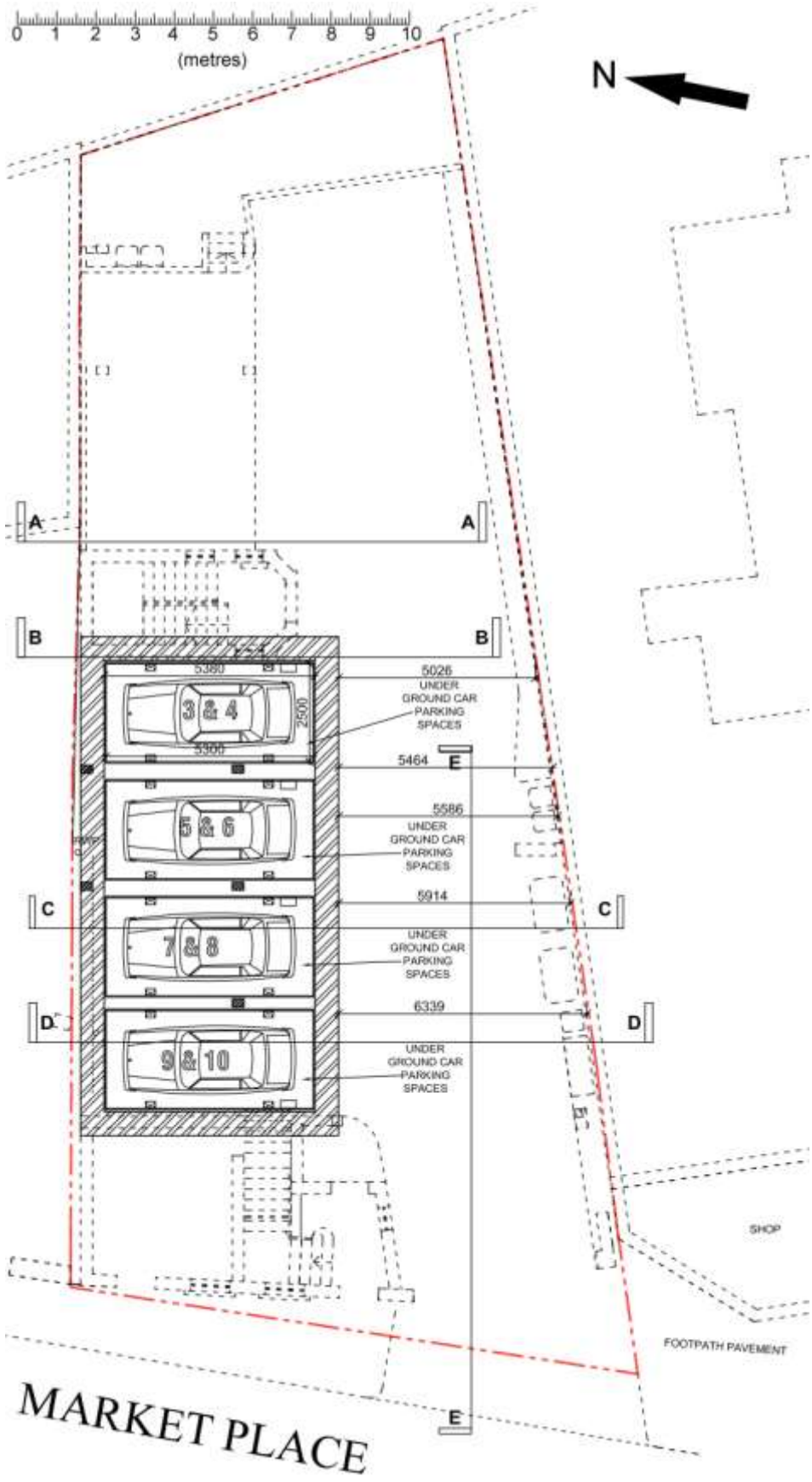


Fig.2: Site plan of proposed lower basement stacked car parking pit

2 ACKNOWLEDGEMENTS

- 2.1 Compass Archaeology would like to thank Grove Developments (Essex) Limited for commissioning the original programme of historic building recording in 2014. Compass would also like to thank Parmar Property for commissioning the recent archaeological trial trench works and their continued support during the fieldwork and post-excavation phase. Thanks also to Brian Blanchard of GKB Holdings Ltd for providing relevant planning and design documents.
- 2.2 The authors would like to thank all our colleagues at Compass Archaeology for their help during the programme.

3 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

- 3.1 The site is located in the centre of the village, in a mixed residential/commercial area on the eastern side of Market Place and just to the north of the junction of London Road and Hoe Lane, (see fig.3).



Fig.3: Site location, showing the former Retreat and outbuildings prior to demolition

- 3.1.1** The previous building, known as The Retreat, had two storeys plus a small disused cellar, and was mainly timber-framed and weather-boarded. The main body of the structure was shown to be of mid to later-19th century date, although there have been a number of later alterations and additions. The whole building was at the time derelict and in a very poor state of repair, with much of the internal walling and ceilings stripped back to the bare frames. To the rear there was a fairly small and heavily overgrown garden, with one dilapidated timber outhouse on the northern side. Plans showed that the latter was once linked to the main building by a further structure that had since disappeared.
- 3.2** The British Geological Survey, (1996), Sheet 257: Romford, indicates that the site lies over an area of Head, (undifferentiated and variable pebbly sands and clay), on the edge of the alluvial floodplain associated with the River Roding to the north, and with till, (mainly chalky sandy and pebbly clay), to the south.
- 3.3** The site lies at approximately 25.00mOD, with a very slight slope north to south.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 A preliminary search of the online Essex Historic Environment Record, (via Heritage Gateway), within a 1km radius of the site showed up 45 results. Although none of these were specifically relevant to ‘The Retreat’ itself, they did indicate human activity in the immediate area from the earliest times.

4.2 *Prehistoric*

4.2.1 There is some evidence for potential widespread prehistoric activity within the surrounding area of the study site. West of Piggot’s Farm, (0.7km away to the northwest), a double-ditch feature was excavated in the early 1980s and interpreted as a ‘henge monument’, with a barbed-and-tanged arrowhead in the upper fill of the inner ditch. Meanwhile, 1.2km northwest of the site in Whittal’s Field an additional Bronze Age ring ditch was identified. Ambresbury Banks, (4.5km northwest of the site), and Loughton Camp, (4.8km west of the site), are Iron Age hill forts which belonged to the local Trinovantes tribe. These forts are believed to have acted as border posts against the surrounding Catuvellauni and Iceni tribes to the west and north respectively, though they also indicate centres of population and trade.

4.2.2 Based upon these known sites it is probable that the area now occupied by Abridge would have been utilised by these communities; even if only for agricultural purposes, and probably as an ancient crossing point across the River Roding.

4.3 *Roman*

4.3.1 There is also evidence for localised Romano-British settlement. Excavations at Hills Farm, 1.3km away to the northeast, found a Roman Villa complex with remnants of a hypocaust system and tessellated floor. Antiquarian discoveries during quarrying activity, and later resistivity and evaluation exercises close to Little London Cottages, (1.2km to the south), revealed sections of the Roman London to Great Dunmow road, and roadside inhumation and cremation burials. A ‘mansio’ with a bath-house, hypocaust system and tessellated décor were also identified alongside a timber-lined well.

4.3.2 The field known as ‘Bloody Mead’ on the north side of Abridge bridge is said to be the location of a battle during Roman times and legend points to Ambresbury Banks as the location for Boudicca’s final stand against the Roman Army. Neither of these have been corroborated with any evidence, but point to widespread belief in strong Roman links with the area.

4.3.3 The evidence for Roman occupation relatively close to the historic centre of Abridge indicates that the study site may have been occupied in some form or other since Roman times, with the presence of the crossing point over the river certainly providing a strong enough pull for military and trade purposes.

4.4 *Saxon*

4.4.1 There is no evidence for such widespread Saxon activity or settlement in the vicinity of Abridge, although individual items such as brooches were found during excavations near the road at Little London. This probably reflects a roadside loss as opposed to permanent settlement. However, the continued use of the crossing point for travellers is thought to lend Abridge its name; in that it believed to be derived from ‘Aeffa’s Bridge’.

4.4.2 Abridge would have been located in the Saxon administrative Hundred of Ongar in the County of Essex. Abridge fell within the Manor of Lambourne, with the River Roding forming the northern boundary of the manor. The Domesday Survey, (1086), records Lambourne as having belonged to Leofsi in 1066 and was worth £2.

4.5 *Medieval*

4.5.1 In 1086 the manor of Lambourne was held as part of the Honour of Count Eustace of Boulogne, but on his death the following year it reverted to the Crown, then to a bastard line of Eustace’s.

4.5.2 In the 13th century a new Manor was established by the Knight’s Hospitallers based around various donations. This estate, known as the ‘Manor of Lambourne-and – Abridge’, was held by the Knights Hospitallers until the Dissolution, by which time the Manor was known as ‘St Johns’.

4.5.3 The site lies to the immediate southeast of the historic core of Abridge, suggesting that it lies within the area of earliest settlement. Abridge remained relatively small, with a cluster of buildings forming round the bridgehead and market place to the southwest. Several buildings of 14th century origin survive today, including the ‘Coach House’, (adjacent to ‘The Retreat’), which has a jettied upper floor, and several buildings which form the Roding Restaurant which are also medieval in origin. Both these structures are Grade II* Listed buildings, (reference nos.1165855 & 1111190 respectively). It is highly likely that the site now occupied by The Retreat may contain earlier remains dating from the medieval period.

4.5.4 During all this time there was no place of worship in Abridge itself and the populace had to walk three miles to Lambourne, and the Church of St Mary, for worship. The route of this right of way probably survives as a public footpath to this day; running to the southeast of the village past New Farm and through Soapley’s Wood.

4.6 *Post-medieval / cartographic sources*

4.6.1 Abridge is depicted on several early post-medieval maps including Norden's Map of Essex in 1594, and John Speed's map of Essex in 1610, (not shown), both of which depict the river crossing and a settlement called 'Abridg / Hey Bridg'.

4.6.2 It is Chapman and Andre's 1777 Map of Essex, (fig.4), which first depicts the settlement itself. The map shows a collection of buildings clustered around the bridge and road to London, including in the vicinity of 'The Retreat', adding strength to the argument that the site has probably been occupied for longer than is first thought.



Fig.4: Extract from Chapman and Andre's Map of Essex

4.6.3 During the 18th century, Abridge was situated on an important coaching route between London and Ongar, with several inns being established to provide accommodation and food to passing traffic. These included the Blue Boar and White Hart. In 1793 Abridge was granted a Postal Receiving House on account of its position along the coaching route.

4.6.4 Nevertheless, Abridge continued to remain little more than a hamlet / small village, until the middle of the 19th century, relying mainly on agricultural labour for employment.

4.6.5 By the time of the First Edition 25inch OS map (1880; fig.5), the site of ‘The Retreat’ is occupied by an arrangement of buildings with a squat frontage and eastern extension to the rear. Two further buildings span the northern half and width of the plot beyond the main street frontage with two small yards to the south. There is the possibility that the building facing the street is not the same as exists today, as the frontage of the building seems to be slightly stepped back from the street and the building appears to have a much squatter footprint. This may account for the small size of the existing cellar in the building today; in that it belonged to an earlier and smaller building that was demolished and rebuilt as the present structure.



Fig.5: Site location in relation to the 1880 Ordnance Survey map. It is possible that this shows an earlier building than that recorded in the building survey

4.6.6 Similar buildings occupy the site into the early-20th century, (see fig.6, the 1921 OS map). A photograph taken in the early-20th century, (fig.7), shows the west-front and southern side of the property; the former rendered, and the latter weather-boarded. The building has a wooden fence facing the street, and is named Rigg’s Retreat. The name derives from the local individual who founded the company in 1879; John Riggs. The name above the window names Charles Riggs as proprietor so must be another member of the Riggs family. The establishment was linked with the Temperance movement and was renowned for its afternoon teas and non-alcoholic refreshments. Several similar establishments were set up in the surrounding villages.



Fig.6: Site location in relation to the 1921 OS map



Fig.7: Probable early-20th century view of the building. The frontage appears to be rendered here, unlike the present day and indeed other historic photos

4.6.8 A photograph of c1960, (not illustrated), shows the property with weather-boarding on all sides, but does not included the southern garage extension; suggesting this is a very late edition.

5 METHODOLOGY

The Level 2 Historic Building Record

5.1 Objectives

- 5.1.1** The historic building record was compiled to gain a greater historical understanding of the buildings previously standing on the site, prior to their demolition.
- 5.1.2** Particular attention will be made to comparing the conclusions reached in the historic building survey and evaluation programme with the available cartographic and photographic evidence, in an attempt to relate the existing structure to that depicted in the past, and to establish the date and phasing of any changes.
- 5.1.3** Any evidence for the past function(s) of the building will also be identified and recorded as appropriate in line with the building survey.

5.2 Requirements for a Level 2 Survey

- 5.2.1** In particular, the brief compiled by the Essex County Council Historic Environment Advisor highlighted the following things to be considered in the programme¹:
- *Plan form of the site*
 - *Materials and method of construction*
 - *Date(s) of the structure*
 - *Function and internal layout*
 - *Comment on the significance of the site*

- 5.2.2** According to Historic England's 2006 '*Understanding Historic Buildings: A Guide to Good Recording Practice*', a Level 2 survey should fulfil the following objectives:

A Level 2 survey is a descriptive record, made of a building that is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

5.3 Methodology

5.3.1 Standards

Throughout the project, the Historic Environment Advisor for Essex County Council was kept informed of progress. This included one week's written notification prior to the start of fieldwork.

The work followed the '*Code of Conduct*' of the Chartered Institute for Archaeologists (2014), and its '*Standards and guidance for archaeological investigation and*

¹ Maria Medlycott, (2014)

recording of standing buildings or structures'. (CIfA 2014a). The work also followed the methodologies outlined in Historic England's 2006 '*Understanding Historic Buildings. A Guide to Good Recording Practice*', and East Anglian Archaeology's '*Standards for Field Archaeology in the East of England*', (2003) section 6.

All work was undertaken by persons with expertise in historic building recording and analysis. The project was overseen by a full Member of the Chartered Institute for Archaeologists. Various specialists were consulted where necessary, (e.g. specialists in ceramic building material). A list of specialist staff is included in Appendix I.

Fieldwork was carried out in accordance with the Construction (Health, Safety & Welfare) Regulations. All members of the fieldwork team wore hi-vis jackets, hard-hats, steel-toe-capped boots, and gloves etc. as required.

5.3.2 Documentary research

A preliminary documentary search has been undertaken at the Essex Records Office and Essex HER. This included consideration of cartographic evidence, pictorial evidence, trade directories, title deeds, etc. The various sources were noted, photocopied/scanned or photographed as appropriate. Any information held by the project team was also thoroughly examined. In light of trial trenching works, (dependant on the results), further documentary evidence may be deemed necessary.

5.3.3 Field Investigation

Field investigation was undertaken as a series of walk-over surveys between February and early March 2015, and involved direct observation and analysis of the buildings in order to ascertain what information they provided about their origin, form, function, date, development, etc.

The investigation included a visual examination of the buildings' external and internal fabric to Level 2 standards, with particular attention to stratigraphic relationships, materials, dimensions, methods of construction, joinery, fenestration, architectural styles, plan elements, decorative schemes, fixtures and fittings, and other details that helped to date the building and its various stages of evolution. The objective was to break the building down into a series of intelligible phases of architectural development, and to record the surviving original architectural aspects of the building whilst also noting any changes that have taken place since its construction.

As part of this investigation it was necessary to remove some internal or external surfaces such as modern rendering / cladding or plasterboard to better view / record and understand the various methods / phases of construction. Where possible brick samples were taken for analysis by an expert to provide further refinement of dating or evidence of re-use of earlier material. The client agreed that this was acceptable and did not interfere with their proposals, as the building was ultimately due to be demolished.

Broadly the investigation suggests that the main timber-framed building is of mid-19th century date, with a possibly earlier (17th to 18th century) cellar and elsewhere certainly frequent reuse of earlier brick and timber building material. There were a number of

alterations/ additions to the main building, culminating in a substantial two-storey extension to the south and east in the later 20th century, (*Compass Archaeology*, 2015).

5.3.4 Survey and drawings

A large-scale block plan was made of the site onto which the positions of all extant buildings were plotted.

Plans provided by the architects were utilised, and any notable features / indications of phasing plotted on to them, (figs.8 and 9). Where necessary, measured plans / elevations / detailed drawings of individual elements will be produced to better illustrate points raised in the final report to be produced in synthesis with the results of the evaluation.

5.3.5 Photography

Photography consisted of general shots; of both the overall site as existed and its individual buildings. Both exterior and interior shots were taken.

Photographs of specific individual elements; fittings, fixtures, original features, any evidence of the various phases were also taken to compliment the written description.

A scale was used in these photographs where necessary / helpful, usually at 1m, 0.5m or 0.2m.

The photographic record was undertaken using a digital camera, producing both RAW and .jpeg images.

A comprehensive photographic record, describing what the photograph shows, the direction of view, and scale used, was made throughout the fieldwork.

5.3.6 The written account

Following the completion of the overall fieldwork programme, a written report will be compiled. This will be completed within 4 months from the end of the fieldwork, and copies will be supplied to the client, Essex County Council Historic Environment Management Team, Essex Record Office, and Chelmsford Museum.

This report will include a description of the aims and methods adopted during the investigation; an overview of the history and development of the buildings; discussion of the design, date, form, and function of the buildings, and any modifications over time. Annotated drawings, including the large-scale block plan and any measured drawings mentioned above, will be included, alongside labelled reproductions of a sample of the photographs. Discussions and conclusions about the site, in relation to the objectives described in 4.1 will also be made. A concise non-technical summary of the results of the project, and an OASIS Online Form will also be completed and included within the report.

An allowance has also been made for summary publication in an appropriate journal, such as 'Essex Archaeology and History', if deemed necessary.

The Archaeological Evaluation

5.4 The archaeological brief & objectives

- 5.4.1** An archaeological evaluation of the development area was recommended by the Essex County Council Historic Environment Advisor as part of the Local Authority planning process.
- 5.4.2** The protection of archaeological sites is a material planning consideration. An initial evaluation should be designed to provide all parties, particularly the Local Planning Authority, with sufficient material information upon which to base informed decisions, incorporating adequate heritage safeguards. Where an evaluation produces positive results safeguards will be applied; these would normally consist of either design modifications to preserve archaeological remains in situ or, where this is not achievable, archaeological rescue excavation in advance of development.
- 5.4.3** The accepted brief for archaeological evaluation is to determine, as far as is reasonably possible, the location, extent, date, character, condition, significance, and quality of any surviving archaeological remains liable to be threatened by the proposed redevelopment.
- 5.4.4** Thus the objective was to establish information on as many of the research questions as possible, whilst primarily answering the terms of the brief; which is to provide information on which decisions can be taken as to the need for any further archaeological action (e.g. preservation in situ or archaeological rescue excavation), or for no further action.
- 5.4.5** Should the evaluation be deemed to have identified significant archaeological remains that will be affected by the proposed development then further archaeological excavation, (including provision for post-excavation analysis and publication), will be required to mitigate the impact of the proposed development.

5.5 Archaeological Research Questions

The evaluation presented an opportunity to address the following research questions, these include:

- Is there any evidence for prehistoric activity in the site-area? What does this suggest about how the surrounding area was exploited in prehistory?
- Is there any evidence for Roman activity in the site-area, and of what form, i.e. settlement or burial?
- Is there any evidence for Saxon or medieval archaeology and what form does this take; domestic, industrial, administrative or mercantile? Can this contribute to our understanding of the early development of Abridge?
- Is there any evidence for any post-medieval, activity on the site? Can this be linked to known cartographic sources?
- Does the cellar relate to an earlier structure on the site subsequently cleared and replaced by the 19th century structure recorded as part of the historic building survey?
- To what extent and at what levels do any archaeological or geological deposits survive across the site?

5.6 Standards

- 5.6.1** The field evaluation and post-excavation work was carried out in accordance with East Anglian Archaeology, (2003), *Standards for Field Archaeology in the East of England* section 4.1 - 4.18. Works also conformed to the standards and guidance of the Chartered Institute for Archaeologists, '*Standards and guidance for field evaluation*', (CIfA 2014b). Overall management of the project was undertaken by a full Member of the Chartered Institute.
- 5.6.2** Fieldwork was carried out in accordance with the Construction (Health, Safety & Welfare) Regulations. All members of the fieldwork team held valid CSCS Cards, (Construction Skills Certificate Scheme), and wore hi-visibility vests or jackets, hardhats, steel-toe-capped boots and gloves etc. as required during excavation.
- 5.6.3** The Client and the Historic Environment Team representative were kept advised of the progress of the fieldwork. Upon completion of the fieldwork the Historic Environment Advisor was contacted to arrange an on-site meeting to discuss the findings of the evaluation, but in the event this was deemed unnecessary.

5.7 Fieldwork Proposals

- 5.7.1** The proposed field evaluation consisted of three trial trenches, located as indicated on fig.113. As designated in the original brief two of the trenches covered both axis of both the former 'Retreat' and new development footprint, crossing one another's path and forming a slightly off-centred T-shape. The E-W aligned trench measured 6m long by 1.8m wide, and the N-S aligned trench was intended to measure 9m long by 1.8m wide. In the event this second trench was foreshortened to the south by 1m due to restrictions of access and an additional metre added to the eastern end of Trench 3 to compensate. A third separate trench was excavated to the north, covering the northeastern extent of the proposed lower basement car parking spaces. This trench was aligned E-W and measured 9m long, by 1.8m wide, (originally planned as 8m in length). This represented an approximate 11% sample of the existing site footprint.

5.8 Evaluation methodology

- 5.8.1** Initial clearance of the trial trenches was undertaken by a mechanical excavator fitted with a toothless grading / ditching bucket, working under constant archaeological supervision. Deposits were removed in this way to the latest significant archaeological horizon, or in the absence of remains to a clean natural/ subsoil layer.
- 5.8.2** Following initial clearance an on-site decision was made as to the extent and likely significance of archaeological deposits and features within the trenches and dictated the extent of hand-excavation required. Sufficient work was undertaken to establish the nature of deposits and features, with adequate recovery of finds dating and other evidence.
- 5.8.3** Archaeological contexts and features were excavated in stratigraphic sequence and recorded as appropriate on *pro-forma* sheets by written and measured description, and drawn in plan and/or section. Areas of investigation, discrete deposits and features were recorded on a general site plan, at scales of 1:20, and this in turn related to the

Ordnance Survey grid. Levels were taken on the top and bottom of archaeological features and deposits, transferred from the nearest OSBM on No.8 London Road at 27.62mOD.

5.8.4 The recording system used followed the Museum of London Site Manual for on-site work. By agreement the recording and drawing sheets used are directly compatible with those developed by the Museum.

5.8.5 The fieldwork record was supplemented as appropriate by photography, (35mm monochrome/digital). This photography consisted of general shots of large areas of the investigation, and detailed shots of particular features. A scale was included in all photos and a register kept of what photos were taken.

5.9 Post-excavation work and report procedure

5.9.1 Upon the completion of the field evaluation a programme of off-site processing and assessment was undertaken. The results of this have been compiled within the following report, which gives details of the evaluation methodology and of observed archaeological remains and finds, plus an interpretation of the deposits investigated. The report is illustrated as appropriate, including a site plan located to the OS grid.

5.9.2 Finds and samples

Finds and samples were treated in accordance with the appropriate guidelines, including the Museum of London's '*Standards for the Preparation of Finds to be permanently retained by the Museum of London*'. Finds and artefacts were retained and bagged with unique numbers related to the context record, although the majority of the material, (in the form of brick samples from various structures), were discarded once an assessment was made. Assessment of finds and samples was undertaken by appropriately qualified staff.

5.9.3 Report procedure

Copies of this report will be supplied to the client, Essex County Council Historic Environment Management Team, Essex Record Office, and Chelmsford Museum.

This report contains a description of the fieldwork plus details of any archaeological remains or finds, and an interpretation of the associated deposits. Illustrations have been included as appropriate, including a site plan located to the OS grid. A short summary of the fieldwork will be appended using the OASIS Data Collection Form, and in paragraph form suitable for publication within the 'excavation round-up' of the Essex Archaeology and History Journal.

5.9.4 The site archive

The integrity of the site archive should be maintained, and the landowner will be urged to donate any finds to the Archive. Should no further work be required an ordered, indexed and internally consistent site archive will be compiled in line with the MoL *Guidelines for the Preparation of Archaeological Archives*. The archive will be deposited in the Chelmsford Museum.

A copy of the full archive, (drawings, photographs, correspondence, and the full report), will be deposited in Chelmsford Museum within 12 months of completion of the fieldwork. An entry into the Essex Historic Environment Record will be made using the pro forma entry sheet within 4 weeks of completion of the fieldwork.

6 THE LEVEL 2 HISTORIC BUILDING SURVEY

6.1 The first element of the archaeological programme was the Level Two Building Survey of the property prior to its demolition. The building survey was conducted over a series of four site visits between the 22nd January and 7th March 2015. This included a full external and internal photographic record, a measured record utilising existing plans and elevations, notes on materials used and construction methods, and insofar as possible the establishment of the building date(s) and sequence of subsequent development and alteration. Where necessary existing wall coverings, plasterwork, etc. were stripped away, and a series of brick samples were taken for off-site specialist analysis. What follows is a general discussion of the structure's chronology / phasing, followed by a more thorough catalogue of the property on a room by room basis.

6.2 The phasing / chronology of 'The Retreat'

6.2.1 Phase 1

The central part of the present structure includes a small brick-built cellar behind the street frontage. Overall internal dimensions are *c*4.30m by 3.85m, and height *c*1.6m to 1.8m. The structure was accessible at the time of survey through the partly rotted/collapsed overlying floor, but historically had been entered via a doorway on its southern side. This latter had been bricked up, possibly in association with the post-1960s garage extension, (see below in 6.3.2.5).

Preliminary dating of brick samples from the cellar walls suggests a 17th to earlier-18th century date. It is possible the bricks are reused, although the samples that were taken, (seven in all), were complete, quite consistent in type and without obvious signs of reuse². The cellar was partly backfilled, but excavation in the southeast corner revealed a dry-laid brick floor over gravel. Again the bricks were quite consistent, but appeared to be slightly later than those from the walls.

6.2.2 Phase 2

The foundation for a chimneystack is built against the east wall of the cellar, but clearly as a later addition – possibly during construction of the overlying structure (*cf.* 6.2.4 below). The overlying floor probably also dates from this time or later, and included one substantial (3.61m x 0.24m x 0.19m) central north-south supporting beam.

6.2.3 Phase 3

To its rear the northern wall of the property includes a section of solid brickwork, at variance with the overlying and adjacent timber-framed construction. It seems that this may be part of an earlier structure (albeit still 19th century), which was incorporated into the building as described below (6.2.5).

² Appendix I, Table 1

6.2.4 Phase 4

The main frontage of the building (excluding the later southern extension 6.2.11) is of simple timber-framed construction, with weatherboarding on the exterior and lath and plaster covering on the interior. On the ground floor this basically covers the area of the single front room (internally c8.80m by 4.00m), although to the rear some of the structure has been lost to later alteration.

Further investigation revealed that this area was originally divided into three, a central hallway c1.76m wide entered from the front door and two more or less equally-sized rooms on either side (each with a fireplace on the rear wall). There are doorways at either end of the rear wall to these rooms: that to the north at least is original, and in this room there appears to have been a further opening, now blocked, on the other side of the fireplace.

This structure is provisionally dated to the earlier-mid-19th century. The wall base on the southern side of the north room and the adjacent chimneystack both include brick of probable 17th or 18th century date, but often fragmentary and likely to have been reused in this construction.

6.2.5 Phase 5

The rear (north-eastern) part of the building is of somewhat different construction to the above, with both north and south walls of rougher timbering and also infilled with rough brickwork. Much of this material is clearly reused, in particular the brickwork which includes examples of 17th to 18th century and potentially Tudor/later medieval date.

Despite their appearance these walls are most likely contemporary with the front section (6.2.4). In fact technically they are later, and built against elements of that construction – for example, the infill brickwork overlapping laths on the adjacent frame, although probably as parts of a single event. Also – as noted above – part of the northern (external) wall and timber framing overlies the 19th century solid brickwork (6.2.3).

6.2.6 Phase 6

Within the rear section of building (6.2.5) there are three sections of timber-frame walling that appear to form a later addition, insofar as they abut existing plastered faces to the north and west rather than being bonded into the structure. Two of these walls subdivide the interior, whilst the third smaller section blocks the apparent opening noted above (6.2.4).

6.2.7 Phase 7

A further small section of solid brickwork is present at the southeast corner of the rear extension, on the line of the timber-framed/ brick infilled wall described under (6.2.5) but separated by several metres of modern rebuilding (6.2.11). This appears of to be of later-19th century date.

6.2.8 Phase 8

The rear (eastern) wall of the building is also of solid brick, but is not directly contiguous with either (6.2.7) or the northern wall (6.2.5). Rather it appears to be an addition, not bonded in but simply abutting the finished faces of these walls at either end. The bricks indicate a similar date to (6.2.7), probably later-19th century.

The rear wall also has several intrinsic features of interest, including part of a blocked opening within and just to the south of the present doorway (and with a chamfered red brick reveal on its south side). There is a separate small area of blocking (c0.30m wide by 0.55m high) low down on the wall to the south of this, and a possible further section high up on the wall just to the north of the present doorway.

The rear part of the building appears originally to have been subdivided – the adjacent walls (6.2.7) and (6.2.8) are simply lime washed rather than plastered, and at the highest level of the south wall this can be traced back to a probable N-S beam /wall line and thereafter to a fully rendered wall face. This rear area may originally have formed a scullery or similar.

6.2.9 Phase 9

To the rear of the standing building there was a further single storey room or outhouse, now wholly collapsed. This was probably added to the main structure sometime in the earlier-20th century: historic maps suggest the 19th century, but it may have replaced an existing structure in much the same footprint.

6.2.10 Phase 10

Beyond and to the east of the site of the single room (6.2.9) – and directly adjoining this – is a timber shed, open-fronted to the south. This is in poor condition but does include some reused timber as well as more recent and replacement material, and is assumed to be of late-19th / earlier-20th century date.

6.2.11 Phase 11

In the later-20th century the building was extended to the south by some 2.70m to 4.10m, to create the present garage and two first floor rooms over. The property was also rebuilt to the rear, presumably at the same time and apparently more or less within the footprint shown on earlier maps. The staircase (in the northeast corner of the building) is also modern, and possibly not in its original location – which as noted above (6.2.8) appears to have been a small scullery or similar.

6.2.12 other elements

The first floor of the building is not described in detail here. Although broadly following the sequence described above it is more straightforward, with the principal frontage and northern side a simple timber-framed build similar to (6.2.4) on the ground floor. It is possible that the chimneystacks have been rebuilt (particularly that to the north), but this may simply reflect a change from reused to new brick. The southern section and much of the rear of the building are quite modern, with the

southern chimneystack indicating a previously much lower roofline in the latter (now flat-roofed) area.

Both the stud walls and ceiling joists within the older part of the building include a number of reused timbers – several quite complex, with series of mortices, assembly marks, *etc.* However, the higher roof timbers appear to be more regular, of 19th century or later date.

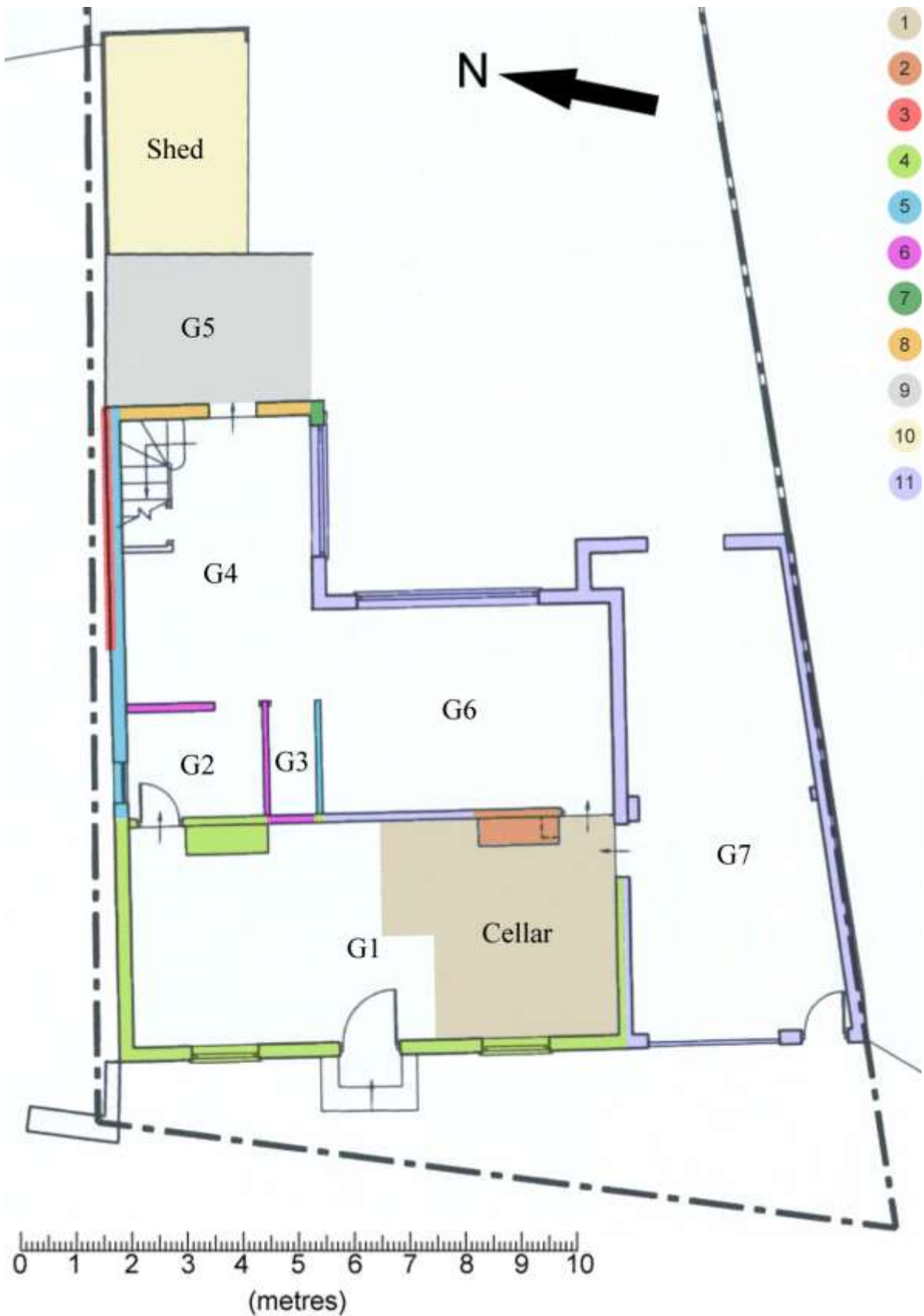


Fig.8: Ground floor plan of the site prior to demolition of 'The Retreat' and outbuildings, plus approx. area of cellar (pale brown shading). The colours and numbers refer to the 11 phases identified in the building's construction.

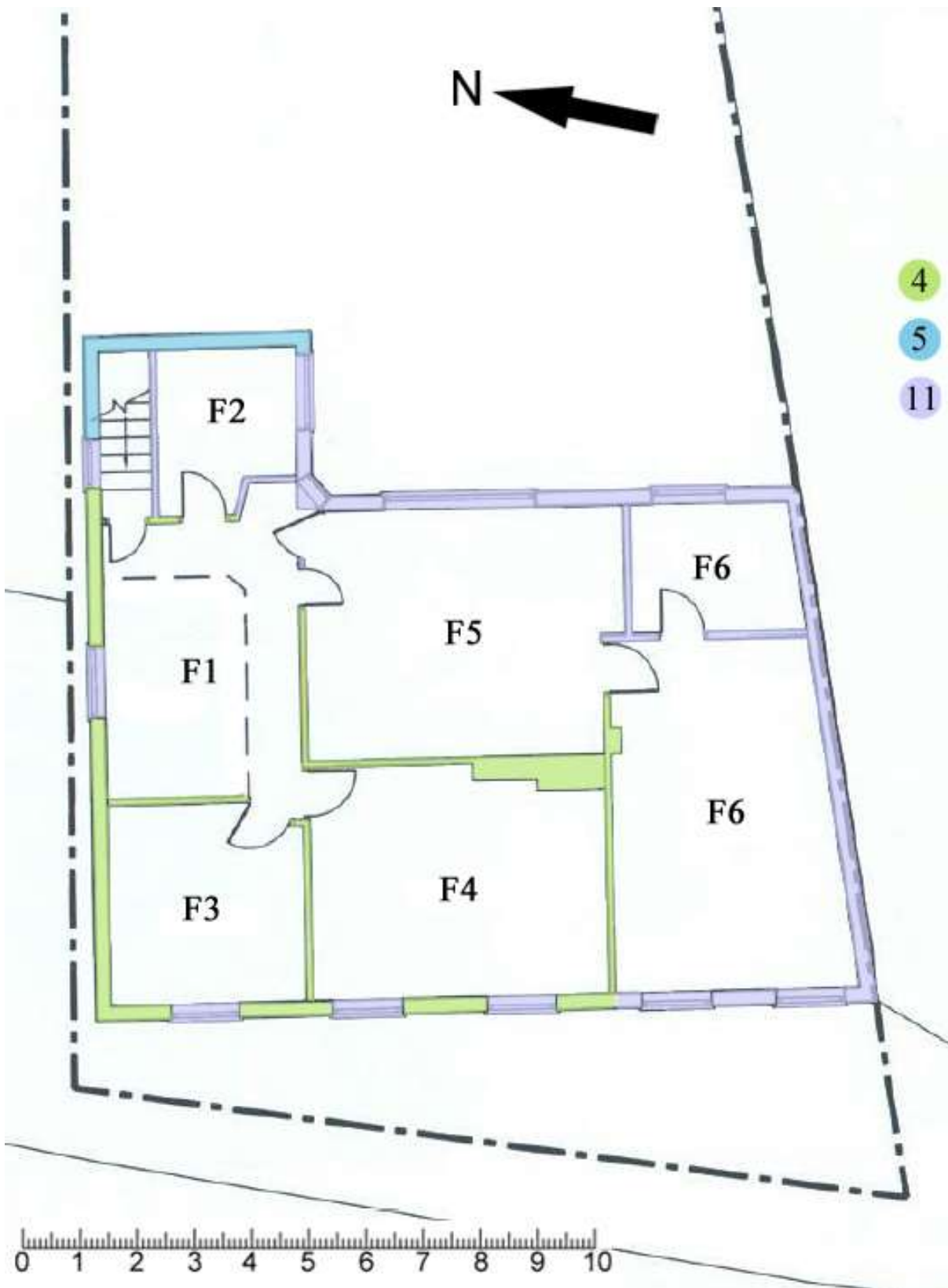


Fig.9: First floor plan of 'The Retreat' showing the three main phases of construction

6.3 'The Retreat': A room by room catalogue

What follows is a room by room catalogue of the building from the cellar, through ground floor and up to first floor level and the roof space. Annotated plans of the ground floor and first floor layout have been created showing phasing and the direction of view of photographs taken, and some rooms given individual plans where they can help illustrate a point. Rooms have been allocated an alpha-numerical code corresponding to their position within the property therefore rooms on the ground floor are prefixed 'G' followed by numbers 1-7, and those on the first floor are prefixed 'F' followed by the numbers 1-6. The cellar and shed are simply named as they are stand-alone structures.

6.3.1 The exterior of the property

6.3.1.1 The west elevation, (frontage)



Fig.10: *The western elevation, street frontage, of 'The Retreat', facing east from the western side of Market Place*

6.3.1.1.1 The property faced onto the east side of Market Place and was set back from the road behind a pavement.

6.3.1.1.2 The ground sloped gradually down to the north and so the front door was raised up from pavement level by a set of two steps with wooden hand rails on either-side, and a pitched roof porch overhead projecting 0.95m from the frontage, (fig.11). The slope in ground meant that the property was raised higher at the northern end, but rested at ground level at the far southern end, (see fig.10 above).

6.3.1.1.3 The frontage measured 13.6m long, (N-S), but was split into two halves, between the original historic core to the centre and north, and the later extension to the south.

6.3.1.1.4 The original frontage comprised the central doorway flanked by a single three-sided box-window to the north and south with decorative wooden rainhoods, and circular air vents in the uppermost central pane at ground floor level, (fig.11). A further three casement windows mirroring the arrangement at ground floor level are situated at first floor level, but are modern additions, put in at the same time as the southern extension. The original frontage would have measured approximately 9.3m long.



Fig.11: *Detail of the front door and northernmost window in west elevation, 1m scale*

6.3.1.1.5 The addition of the southern extension created a non-symmetrical finish to the frontage with a large hinged garage door and additional pedestrian door to the south at ground floor level, and two additional casement windows at first floor level. This extension measured 4.3m wide, (N-S).

6.3.1.1.6 In an attempt to unify the two halves the roof had been re-modelled, and the extension weather boarded to match the original. The weatherboarding was in a relatively poor condition, and the paintwork was also flaking.



Fig.12: *Western frontage facing E, showing the original core, (green), and the modern extension to the south, (purple)*

6.3.1.2 The north elevation



Fig.13: Northern elevation facing SE

- 6.3.1.2.1** The northern elevation could also be divided into two, with the western half corresponding with the original core block of the property, and the eastern remodelling as seen inside the property, (see 6.3.3)
- 6.3.1.2.2** The western end of the north elevation was exposed brickwork at the bottom 0.50m above which it was partially weather boarded for a further 0.70m and from here to the eaves the weatherboarding had been covered with a pebble-dash render.
- 6.3.1.2.3** The western half of the northern elevation included an area of exposed brickwork at ground floor level, (fig.15), which would probably have formed an earlier boundary wall with the adjoining property to the north, but which later formed the lower part of a rear extension / remodelling of 'The Retreat', (see 6.3.3.4). Above and to the west of this the elevation was weather boarded and stained a mixture of mossy green and dark-brown, (fig.14). Why this was part of the property escaped pebble-dashing like the western half is not clear.



Fig.14: Northern elevation, facing SSW



Fig.15: Northern elevation, eastern end, solid brickwork also visible in room G4, facing SE, 1m scale. The brickwork probably formed part of an original boundary wall, later utilised in the eastern extension / remodelling of the property

6.3.1.3 The east elevation, (rear)



Fig.16: *The eastern / rear, elevation of the property as viewed from the garden, facing WNW*

6.3.1.3.1 The rear elevation of the property was like the rest of ‘The Retreat’ a mixture of old and new. The north-eastern corner of the building represented an early extension / remodelling of the property in the 19th century, whilst the southern / main elevation was of a thoroughly modern nature, with uPVC framed windows, and brick-faced blockwork. The upper floor of the southern half had been weather boarded like the main frontage.

6.3.1.3.2 The northern face of the elevation bore the scars of a sloping roofline and former room / lean-to structure that had once linked the standing building with the shed, (see 6.3.3.5).

6.3.1.4 The south elevation

6.3.1.4.1 The southern elevation was mainly obscured by the adjacent property and so was not recorded in any great detail. It appeared to have been left untreated as a simple bare brick finish.

6.3.2 The Cellar

6.3.2.1 The cellar was located below the southwest corner of the property. The main area of the cellar was rectangular in plan, measuring c3.83m (E-W), by 2.57m (N-S), with an additional 1.87m wide (E-W) by 1.08m (N-S) projection in the northeast corner.

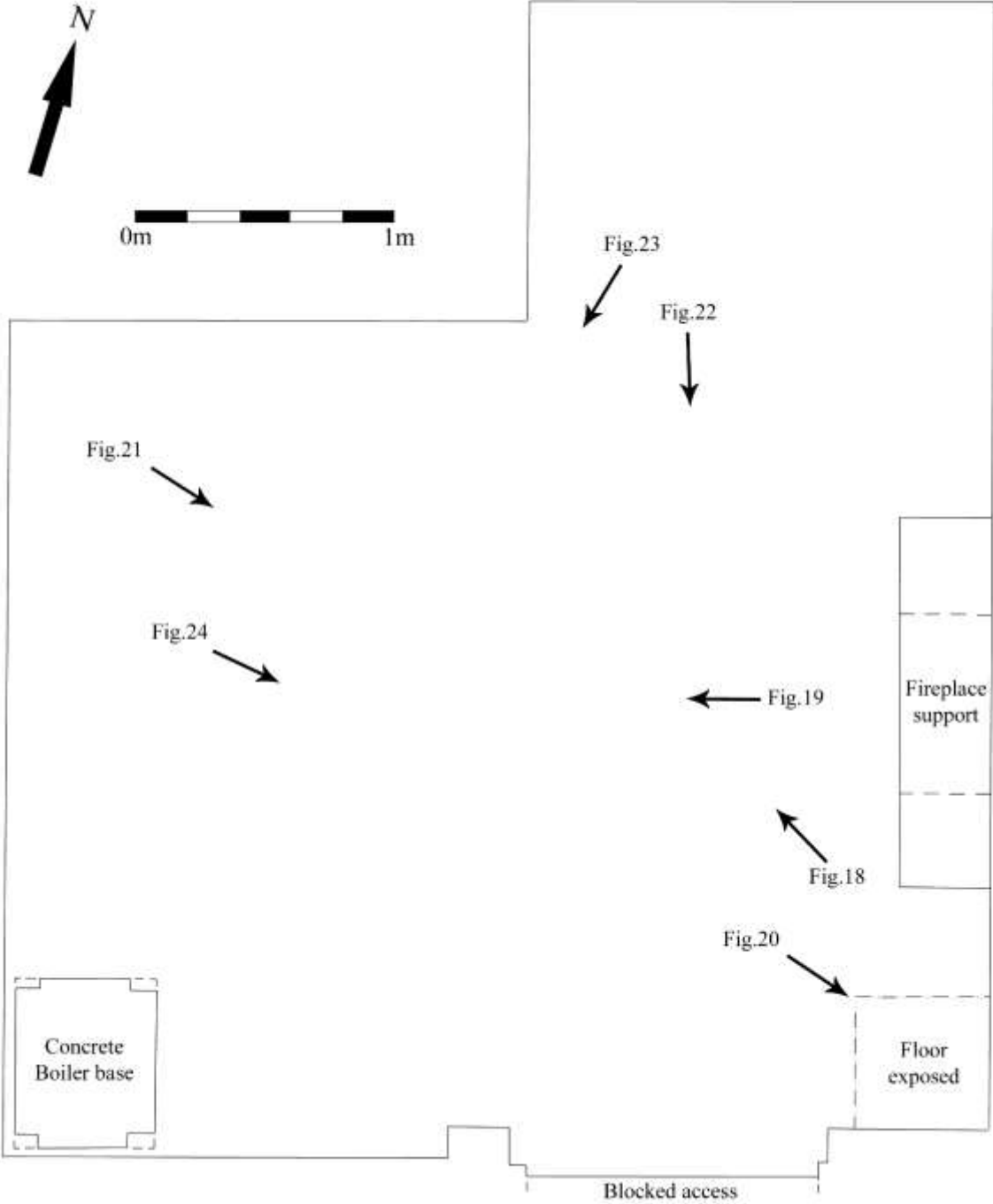


Fig.17: Plan of the cellar

6.3.2.2 The main construction of the cellar walls was brick, laid in irregular bond and whitewashed against the damp. The north wall, northeast projection, and the eastern wall also included bond timbers between 60mm and 120mm thick. These timbers worked into the fabric of the walls were used throughout the 18th century and up until the middle of the 19th century to add strength and stability to the structures, where it was deemed necessary³. Brick samples taken from the walls and floor support an early-18th century date for the construction of the cellar⁴, which in turn identifies the cellar as an earlier feature, probably preceding the main structure overhead.



Fig.18: North wall of the cellar with projection and bond timbers, facing NNW, 1m scale

³ Hurst, L, and Dutton, A. (2015)

⁴ Appendix I



Fig.19: *West wall of the cellar, facing WSW, 1m scale, concrete boiler base to left of frame*

6.3.2.3 The floor of the cellar, as inferred above, was also brick-built with unfroged bricks dry-laid as a single course over natural gravels, (fig.20). The floor was only exposed in the southeast corner of the cellar below a considerable build-up of backfilled material.



Fig.20: *Exposed brick floor in SE corner, 0.20m scale*

6.3.2.4 Other features within the cellar included the supporting brickwork for the southern fireplace in Room G1 above. The brickwork was built up against the eastern wall, not bonded into the brickwork itself, and formed an arch with an external span of 1.43m, supported on columns projecting 0.35m into the cellar. The fact that the two elements were not bonded indicates the fireplace foundations are a later insertion.



Fig.21: East wall of the cellar, facing SE, 1m scale. Note the brick support for the southern fireplace in room G1 above

6.3.2.5 The southern wall showed signs of once having been pierced by an earlier access point, 1.13m wide, with chamfered brickwork either side of the opening. This access point had later been blocked up with modern brickwork, including air-bricks to aid air circulation, (fig.22). This episode probably occurred simultaneously as a prerequisite to construction of the southern garage extension in the 1960s.



Fig.22: South wall facing S, showing the brick-up access point. 1m scale

6.3.2.6 A modern intrusion in the southwest corner of the cellar took the form of a rectangular block of solid concrete from floor to ceiling height, 0.54m (E-W) by 0.66m (N-S), which was interpreted as the base for a large, heavy boiler at ground floor level. The corners of the block showed signs of rotted out wooden supports for surrounding box work. The ceiling of the cellar in this corner and floor in the room above had been broken through to allow construction of the block.



Fig.23: Southwest corner of the cellar showing concrete block base for boiler. Facing SW

6.3.2.7 The ceiling of the cellar was largely of modern construction with machine cut wooden joists and floorboards, although there main E-W beam was of earlier date, with empty mortices where the original floor joists would have sat. The height from floor to the underside of the joists was 1.60m in the southeast corner and 1.83m along the east side, two-courses higher from east to west.



Fig.24: Detail of the cellar ceiling. Facing towards the SE corner. Note the earlier beam with empty mortices compared to the extant modern, machine cut joists and boards

6.3.3 Ground floor

6.3.3.1 Room G1

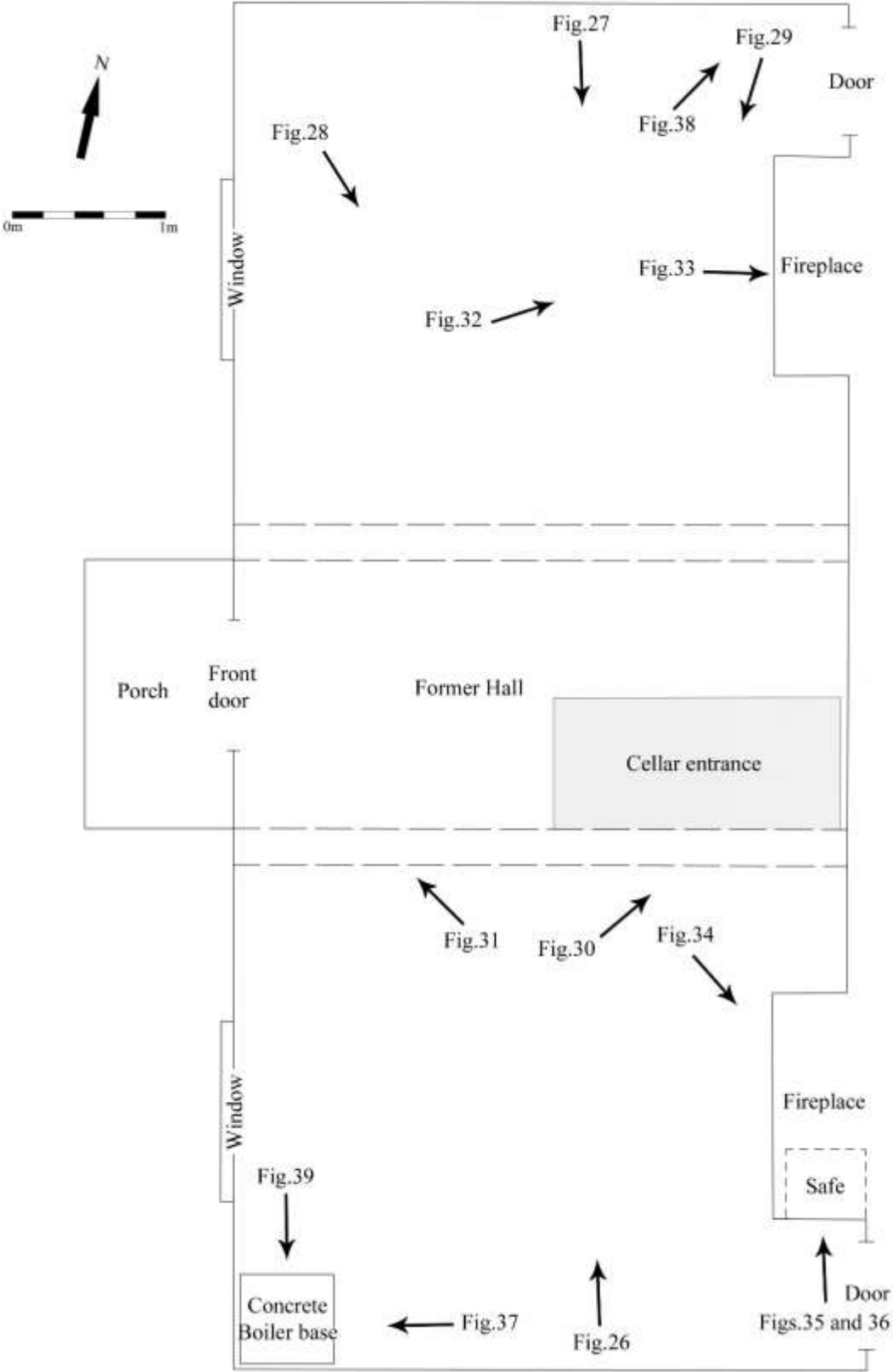


Fig.25: Plan of room G1

6.3.3.1.1 The front room of the property at the time of survey was a large, open-plan space measuring 8.85m long, (N-S), by 4.01 to 4.11m wide, (E-W), being wider in the south compared to the north. The floor to ceiling height was approximately 2.48m.



Fig.26: Room G1 facing N, front door to left of frame, holes to cellar in floor



Fig.27: Room G1 facing S, eastern cellar walls just visible in left foreground. 'Scars' of former hallway walls also visible as slightly raised lines in the ceiling



Fig.28: Room G1, facing SE, showing north fireplace / cupboard in left of frame. Southern fireplace / cupboard in background. View down into cellar and into back room in centre



Fig.29: Room G1, facing SW, showing former decorative schemes on the south and west walls. 'Scars' of former hallway walls along the ceiling

6.3.3.1.2 The open-plan nature of the room was misleading, as the original layout of the space was a central hallway, entered through the front door of the property and extending to the back of G1, off of which two rooms, one to the north, and one to the south opened. Each of these rooms had a central fireplace in the eastern wall. That in the northeastern corner of the northern room is probably original, whilst the doors in the southeastern corner of the southern room are more likely associated with the eastern and southern extensions to the house in the 1960s.

6.3.3.1.3 The central hallway was represented by a wall footing exposed north of the extant cellar entrance lining up with ‘scars’ of former walls visible in the ceiling, and in the western wall of the room, (figs.29 and 30). A corresponding southern ‘scar’ was also visible representing the southern extent of the hallway. The line of the southern side of the hallway mirrored the main northern wall of the cellar, meaning that the small projection in the northeast corner of the cellar probably represents an access point to the cellar from the hallway, perhaps via some form of trapdoor no longer existing. The hallway would have measured 1.76m wide, (N-S), by 4.05m long, (E-W).



Fig.30: Northeast corner of cellar in foreground and northern footing of central hallway in background. Facing NE, 0.5m scale



Fig.31: Front door in west wall, Room G1, facing NW, 1m scale. Note the 'scar' of the former southern wall of the hallway in bare plasterwork.

6.3.3.1.4 The room to the north of the hallway would have measured 3.44m wide, (N-S), by 4.01m (E-W). A centrally placed window pierced the west wall, measuring 1.16m wide by 1.48m high. A fireplace in the centre of the eastern wall had been partially converted into a cupboard space with the lower part of the chimney stack / overmantle and the mantelpiece removed. The chimney stack / flue survived in the ceiling of the cupboard, as a double flue; the southern of which was blocked by brick rubble, whilst the northern was still open and retaining evidence of thick sooting, (fig.33). Bricks from the structure of the chimney and wall base suggest a 17th to 18th century date, but are likely to have been re-used⁵. A door in the northeast corner of the room led to the rear rooms of the original property.



Fig.32: Former fireplace in northeastern corner of room G1, facing NE, 1m scale

⁵ Appendix I



Fig.33: Interior of former flue above fireplace in the northeastern corner of room G1. North to left of frame. 0.50m scale

6.3.3.1.5 The original southern room would have been 3.33m wide, (N-S), by 4.11m long, (E-W). Like the northern room, a centrally placed window pierced the western wall, and measured 1.16m wide by 1.48m high. The centrally located fireplace in the eastern wall had its firebox partially blocked and a small cupboard created. The southern side of the surrounding structure had been used to house a safe, probably when the property served as the local shop / post office, bearing the makers plate; ‘Thomas Wastell, Maker, 341 Kingsland Road, London’, (figs.35 and 36). It appears that Thomas was listed in the 1871 census. The southwest corner of the room housed the metal floorplate for a boiler, fixed to the concrete block seen in the cellar, (see **6.3.2.6**).



Fig.34: Former fireplace in the southeast corner of room G1, since converted into a cupboard and safe, facing SE, 1m scale. Note the exposed original brickwork in the upper portion.



Fig.35: Safe built into the southern face of the fireplace in south of room G1, facing N, 0.20m scale



Fig.36: Makers plate of Thomas Wastell on the door of the safe built into the southeastern fireplace



Fig.37: Floorplate for the boiler in the southwest corner of room G1, facing W, 0.20m scale

6.3.3.1.6 The walls of the room were timber-framed with panelling of lath and plaster, later covered by modern plasterboard. Details of previous decorative schemes survived behind the panels, (figs.38 and 39).



Fig.38: Northeast corner of room G1, facing N, 1m scale. Detail of former decorative schemes and lath and plasterwork construction visible



Fig.39: Southwest corner of room G1, facing SSE, 1m scale. Detail of former decorative schemes and lath and plaster construction

6.3.3.2 Room G2

6.3.3.2.1 Leading off of the northeast corner of room G1 was a rectangular room; 2.37m wide, (N-S), by 1.95m long, (E-W), with a floor to ceiling joist height of 2.43m. The northwestern wall was pierced by a high level window 0.74m wide and 0.60m high.



Fig.40: Room G2 facing NW, 1m scale

6.3.3.2.2 The door from room G1 opened in the northwest corner of G2 and a second door opened in the southeastern corner of the G2 into room G4 at the rear of the property.



Fig.41: Room G2 facing SE with room G4 beyond, 1m scale

6.3.3.2.3 All four walls proved to be additions and built slightly differently. The western wall originally formed the external face of G1 and was built of lath and plaster within a timber frame. The southern section beyond the doorway was largely brick, corresponding with the rear of the northernmost fireplace / chimney stack in G1.

6.3.3.2.4 The northern wall of G2 abutted and directly overlay the lath and plasterwork of the western wall, as seen in the NW corner of the room, (fig.42). The wall was built of brickwork infill within a timber frame, with the brickwork crudely fitted and bonded with a liberally applied lime-mortar, (fig.43). The internal face had then been given a plaster finish, which continued east; beyond the confines of the room and into room G4, (fig.44).



Fig.42: Northern wall brickwork bonded to and overlying lath and plaster work of western wall, facing NW, 0.20m scale



Fig.43: *Detail of north wall showing timber framework, brick infill and plaster finish. 0.20m scale*

6.3.3.2.5 The plasterwork of the northern wall was therefore abutted / overlain by the eastern wall, (fig.44), which was of lath and plaster construction and appeared to be part of the same build as the southern wall, which was also of lath and plaster, and abutted the brickwork if the western wall.



Fig.44: *Northeast corner of room G2, facing NE, 0.20m scale. Note gap between abutting east wall and plasterwork of north wall continuing beyond into room G4*



Fig.45: Detail of lath and plaster abutting rear of chimney stack in the SW corner of room G2

6.3.3.3 Room G3

6.3.3.3.1 Room G3 was a small cupboard space created by the addition of the northern and southern walls to the original external, (easternmost), face of G1. The space created measured 0.87m wide, (N-S), by 2.10m long, (E-W). Height from floor to underside of ceiling joists measured 2.51m.



Fig.46: Room G3, facing SW, 1m scale

6.3.3.3.2 The northern wall was provided by the southern wall of room G2 to the north, and was of lath and plaster over a timber frame abutting the brickwork of G1. The southern wall was similar in form and construction technique as the northern wall of G2, namely of a timber frame infilled with bricks, (fig.46). For this reason it is believed to have been contiguous to the said northern wall in rooms G2 and G4, and the two walls perhaps once formed a much larger rear room of a single build, which was later subdivided by the construction of the lath and plaster walls.



Fig.47: Cupboard room G3, facing W, 1m scale. Note the lath and plaster construction of the west and north walls and timber / brickwork of southern wall



Fig.48: Detail of the SW corner of G3 facing SW, 0.20m scale. Note the brickwork abutting the lath and plaster on the western wall

6.3.3.4 Room G4

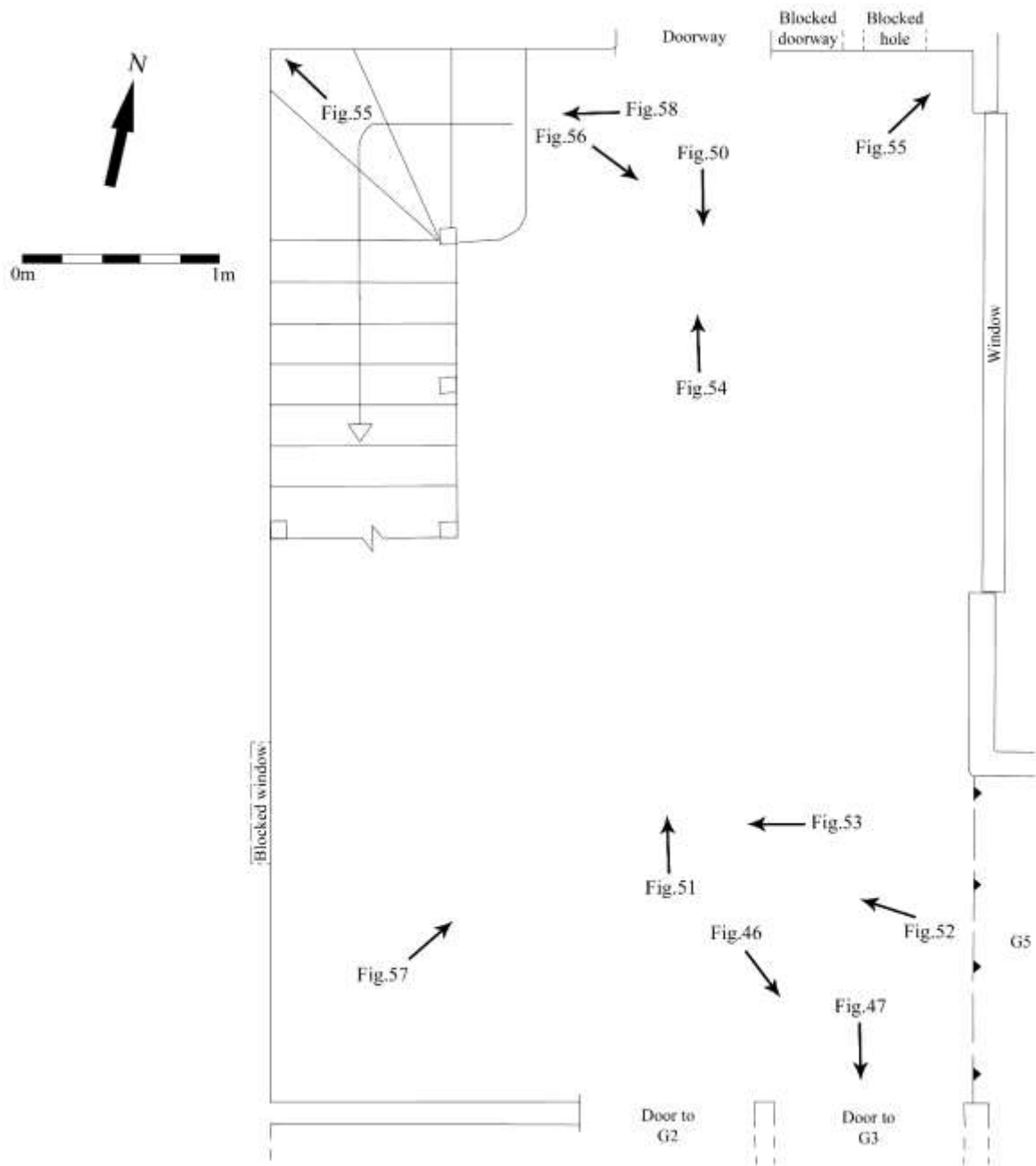


Fig.49: Floor plan of rear room G4

6.3.3.4.1 The rearmost, (far-eastern), room in the property was a long rectangular space measuring approximately 5.20m long, (E-W), by 3.45m wide, (N-S). The floor to ceiling joist height varied from 2.45m at the west end of the room to 2.35m at the eastern end.

6.3.3.4.2 The room was accessed via the southeastern door in G2, (fig.50), and through the northwestern doors in G6. The eastern wall contained a door leading out into the garden. The southern wall was pierced by a large window 2.35m wide by 1.19m high. The room also contained the staircase leading up to the first floor situated in the northeastern corner.



Fig.50: Room G4 facing W, 1m scale. Room G2 through door by scale, room G3 to left of this



Fig.51: Room G4 facing E, 1m scale



Fig.52: *The northern (external) wall of room G4 facing NE, 1m scale*

6.3.3.4.3 The northern, (exterior), wall of the room was very complex and appeared to have undergone several phases of rebuild / repair work, (fig.52 and 53). The first phase was represented by the lower 1.31m, (16 courses), of brickwork, from the centre of the wall to the far eastern end, measuring *c*4.20m wide. The uppermost course was set as a soldier course, indicating a maximum height. This solid brickwork would appear to be 19th century date judging by the bonding material. The second phase of build was represented by up to seven courses of brickwork at the far eastern end of the wall overlying the solid, lower coursing. This may have simply been a repair to the existing structure or may have been an abortive attempt to heighten the wall, later superceded by the final phase discussed below. The upper part of the wall and the first 1.22m at the western end of the elevation formed the final phase of rebuild. It was constructed around a timber-frame infilled with bricks, as seen in the northern wall of G2 and southern wall of G3 and probably represent the same phase. Brick samples taken from the infilling date from anywhere between the 16th to the late-19th century with the earlier material having almost certainly been reused. The construction is provisionally dated to the mid-19th century. This phase of build also contained a high-level window, 0.87m wide by 0.60m high, positioned 1.56m from floor level. The window had later been infilled with breeze-blocks.



Fig.53: *Marked up photo of the north wall, facing N, 1m scale. Green earlier phase of building, Red first phase of brickwork, blue secondary phase with the infilled timber framing. Purple represents modern intrusions, infilling of window and stairs*

6.3.3.4.4 In the far southeastern corner of the room a short wall stub approximately 0.35m long, (E-W), represented a phase of build probably contemporary to the infilled timber framework as described above and forming the eastern end of a single room.

6.3.3.4.5 The far eastern wall of the room, (figs.54), was not bonded into either the northern or southern walls and would therefore appear to be a separate phase and build. The wall was also notable for several unique features. These included a blocked opening at the base of the southern end measuring 0.54m tall and 0.31m wide. The opening originally had an iron plate forming a lintel, 0.48m wide and 15mm thick. It bears resemblance to old cat or dog doors used by domestic pets / ‘ratters’ to have free run of properties, but are maybe more common in agricultural settings. Another notable feature was a shallow arch 0.51m, (6 headers), wide. It doesn’t seem large enough to have been a window for any useful purpose, although it could have been used as some form of vent. The rear external door to the room has evidently been narrowed, with 24 courses of chamfered brickwork, 0.35m south of the current opening representing the original southern side of the door which would have been 1.10m wide as opposed to the current 0.75m.



Fig.54: Eastern wall of room G4 with external door, 1m scale. Green is earliest phase, orange second, purple third. Blocked up elements outlined in red



Fig.55: Detail of the NE, (left), and SE, (right), corner of Room G4 showing the lack of bonding between the eastern wall and its north and south counterparts, 0.20m scale

6.3.3.4.6 The eastern wall and adjacent north and south walls have been whitewashed and not plastered or rendered over like the western ends. The whitewashed sections of wall wood have created a space 1.09m wide, (E-W), at the eastern end of the room and may have indicated an original subdivision in the room, for a scullery / larder, hence the whitewash against dampness.



Fig.56: Indicated subdivision of the rear room with scullery highlighted blue. Room G4 facing SW, 1m scale

6.3.3.4.7 The southern wall of room G4, was formed of the brick stub described above, (6.3.3.3.4), and the rest of the wall was of rendered breeze-block and contained a large uPVC framed window, (fig.56 and 57). This part of the room was built as part of the extension to the south, rooms G5 and G6. The use of breeze blocks also indicates that the infilling of the window in the north wall, (6.3.3.4.3), also occurred at this time.



Fig.57: Room G4 facing SE, 1m scale. Earliest phase in green, second in orange, third in purple

6.3.3.4.8 The room also included the staircase to the first floor, built in the northeast corner of the room. It is of modern, machine-cut, timbers with a right-angle turn from north to west, totalling 12 risers. The underside of the staircase was boxed in to provide additional storage space, (fig.58).



Fig.58: Staircase in the NE corner of the room, facing N, 1m scale

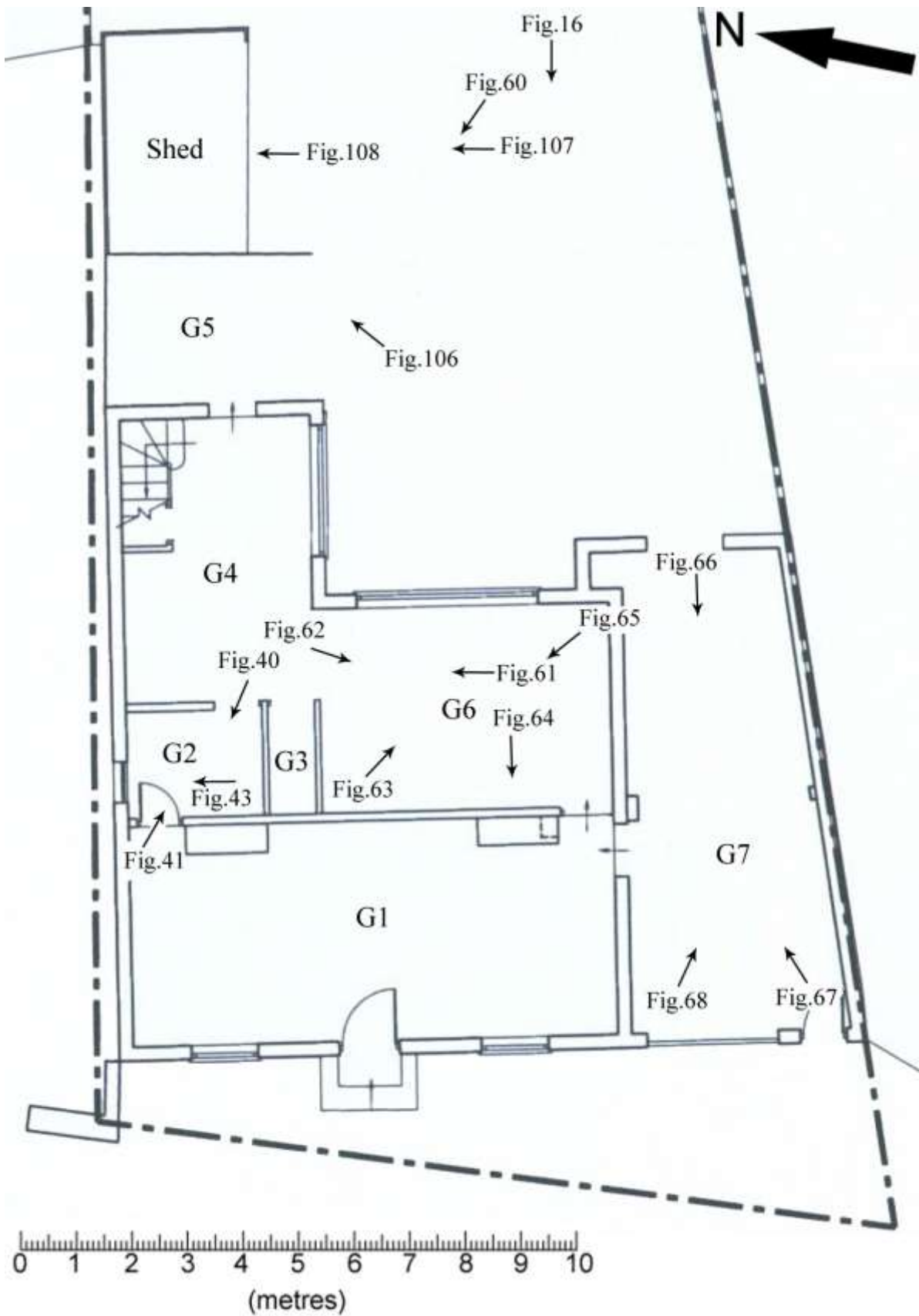


Fig.59: Ground floor plan showing direction of view for photos in G2, G5, G6 and G7 and shed

6.3.3.5 Room G5

6.3.3.5.1 The doorway in the rearmost room of the property, G4, opened up onto the garden, however, according to the ground floor plans provided during the survey it originally opened into a final single-storey room. The only sign of this room was a 'scar' of the sloping roof-line, sloping down from south to north, and of the north wall, the timber framework of the structure and the very base of a plasterwork wall on the eastern side, (figs.60 and 106). The room would have measured 3.42m wide, (N-S), and 2.60m long, (E-W).



Fig.60: *Exterior of eastern elevation, note the 'scar' of the sloping roof of room G5*

6.3.3.6 Room G6

6.3.3.6.1 The southeastern room in the property, G6, formed a modern southeastern extension / remodelling to the main property. The room measured 3.57m wide, (E-W), by 5.28m long, (N-S), the height from floor to ceiling joists was 2.40m.



Fig.61: Room G6, facing N towards room G4



Fig.62: Room G6 facing SW showing door to room G1 in the corner of the room and sooting of former fireplace. The southern wall is breeze block behind the plasterwork

6.3.3.6.2 The eastern and southern wall were built of breeze-blocks, covered in plasterboard. The eastern wall was pierced by a set of French doors 3.32m wide by 2.12m high, leading to the rear garden, (fig.63). The room was accessed via a door in the southwestern corner stepping down into room G1, and also from a double-door opening in the northeast corner linking room G6 and room G4. The floor stepped up by 70mm into G6. The latter had since been removed. The extension shared its northeastern wall with the southern wall of cupboard G3, and the western wall with the eastern wall of G1.



Fig.63: East wall of room G6, facing SE, showing the French doors

6.3.3.6.3 The western wall of room G6 showed the scar of a former fireplace, through a large patch of sooting, 0.78m wide, towards the top of the wall, along with fragmentary broken brickwork on the northern side 0.26m wide, (fig.64). This fireplace would presumably have been a mirror image to the fireplace in the south of room G1. The presence of this feature suggests that there would have been an earlier room in this area preceding the modern extension works, but that it had been completely demolished with no other trace of the former structure.



Fig.64: *Detail of former fireplace, facing W, 1m scale*



Fig.65: West wall of room G6, facing NW showing the sooting of former fireplace

6.3.3.7 Room G7

6.3.3.7.1 Room G7 represented the southern extension to the property as a garage. The space is trapezoidal, measuring 8.98m long, (E-W), on the southern wall, and 8.70m on the north wall, where it meets rooms G1 and G6. The west wall measures 4.07m (N-S), and the east wall 2.63m. A small wrap-around at the eastern end of the garage measuring 0.52m (N-S), and 0.63m (E-W), and wraps around the SE corner of room G6. The floor to ceiling height is 2.60m.



Fig.66: *Garage space facing NW towards frontage*

6.3.3.7.2 The structure was primarily built of breeze-blocks on a low brick footing of four or five courses, (figs.67 and 68). The northwestern wall of the room utilised the southern wall of G1, which would have formed the external wall of the property. It was during the construction of this space that the external access to the cellar was blocked.

6.3.3.7.3 As part of the construction a new door had been broken through into the southern wall of G1, above and close to the original external access to the cellar. The eastern wall was pierced by a wide door providing access to the garden, (fig.67).



Fig.67: Garage space facing NE, access to GI in centre left of frame and door to garden in background. Note the breeze-block construction in NE corner and the northwest original external wall



Fig.68: Garage facing SE, note the breeze-block construction

6.3.4 First floor

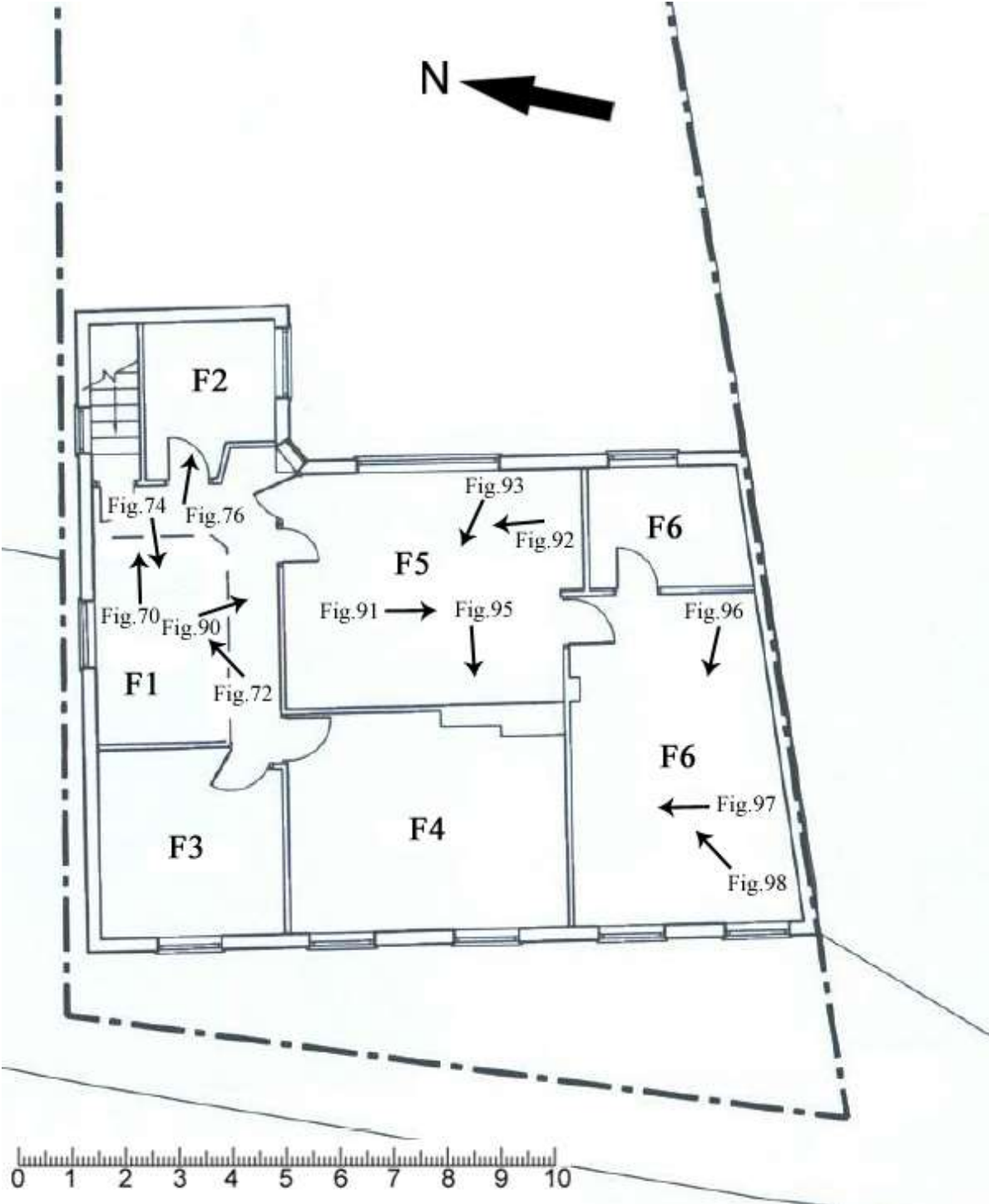


Fig.69: First Floor plan showing the direction of view of photographs

6.3.4.1 Room F1

6.3.4.1.1 Upon ascending the stairs in the northeast corner of the property one came out onto a narrow landing aligned N-S, and then turning a right angle west towards the front two rooms of the property. The landing skirted round a timber-framed room, since gutted, in the centre of the northern elevation.



Fig.70: Landing to the east of Room F1, facing E towards staircase, (left hand door), and bathroom, (right hand door), 1m scale

6.3.4.1.2 The room was formed of timber frame and lath and plaster walls to the north, (external wall), and west. The position of the eastern wall is inferred by the presence of a thin N-S orientated timber attached to the underside of the ceiling joists and a change in decor along the northern wall, (figs.72, and 73). No sign of the southern wall survived. The missing walls are presumed to have been of similar construction to those surviving. The room would have measured c2.50m wide, (N-S), by approximately 3.00m long, (E-W). The height from floor to ceiling joists was 2.40m.



Fig.71: NW corner of room F1, showing the laths abutting, but clearly of one build, 0.20m scale



Fig.72: Room F1 eastern extent indicated by the lighter timber in the ceiling and end of blue wallpaper, facing NE, 1m scale



Fig.73: Room F1, and hallway, (shaded red), facing NE



Fig.74: Room F1 facing SW, 1m scale

6.3.4.1.3 The central ceiling beam is approximately 3.64m long, (N-S), by 0.13m wide, (E-W), and 0.13m thick, and shows obvious signs of having been reused. The beam contained 9 blocked mortices in the west face with some numbered II-VIII, the eastern face contained 7 empty cut-outs with pegs / dowels still present which mirrored the west face, (figs.75 and 105).



Fig.75: Detail of the eastern face of ceiling beam in room F1, towards southern wall and valley of roof showing the empty cut outs / mortices. The one on the right retains a peg / dowel

6.3.4.2 Room F2

6.3.4.2.1 To the east of Room F1 and the first floor hallway was the bathroom. This room measured 2.89m long, (E-W), by 2.46m wide, (N-S), and was quite unremarkable. The walls were partially tiled, with a modern uPVC window in the south, (external), wall, with a radiator also on the south wall. The ceiling joists were at 2.43m from floor level



Fig.76: Room F2, bathroom, facing ESE, 1m scale

6.3.4.3 Room F3

6.3.4.3.1 At the far western end of the first floor hallway an angled door led to Room F3 in the northwest corner of the property. The room measured 4.03m long, (N-S), by 3.45m wide, (E-W). The floor to ceiling joist height was 2.42m.

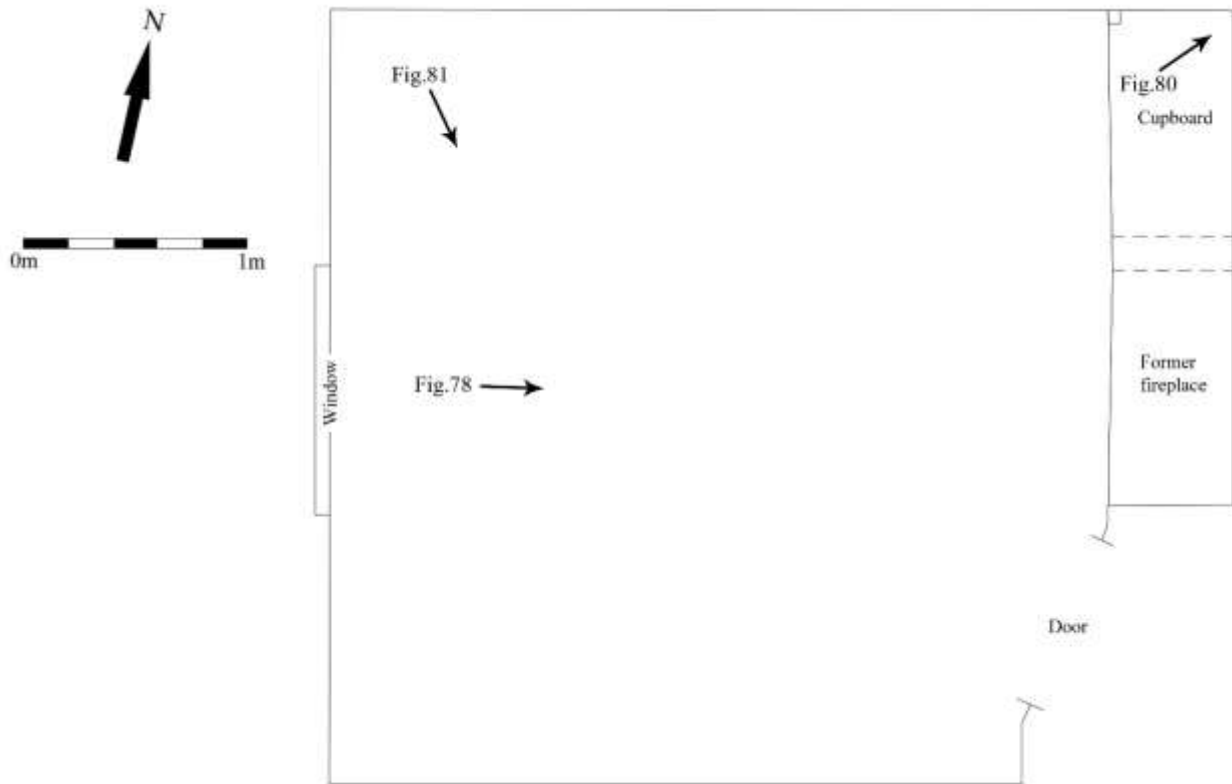


Fig.77: Plan of room F3

6.3.4.3.2 The western, (external), wall of the room is pierced by a casement window, 1.12m wide by 1.41m high. The eastern wall of the room contained an open-fronted double cupboard which measured 0.55m deep, (E-W), and 2.35m wide, (N-S). The southern of the cupboards occupied the footprint of the northern chimney stack as seen in G1, but with the remaining upper portion of the chimney still intact over the cupboard. Therefore the central portion of the chimney stack is missing, but the base and top survive, (fig.78). Bricks from this space were dated to the late-18th to mid-19th century and included distinctive pressure marks on the stretcher faces, perhaps indicating a maker's mark for piecework⁶. One of the bricks also included the graffiti '317' roughly traced with a finger in the frogged face, (fig.79).

⁶ Appendix I



Fig.78: Room F3, showing the angled entrance door in SE corner of the room, and cupboard, facing E, 1m scale



Fig.79: Brick taken from the northern chimneystack showing graffiti, 10cm scale



Fig.80: Detail at the rear of the cupboard in the eastern wall of room F3, facing NE, 0.20m



Fig.81: South wall and angled entrance facing SE, 1m scale. Looking into Room F4 beyond

6.3.4.4 Room F4

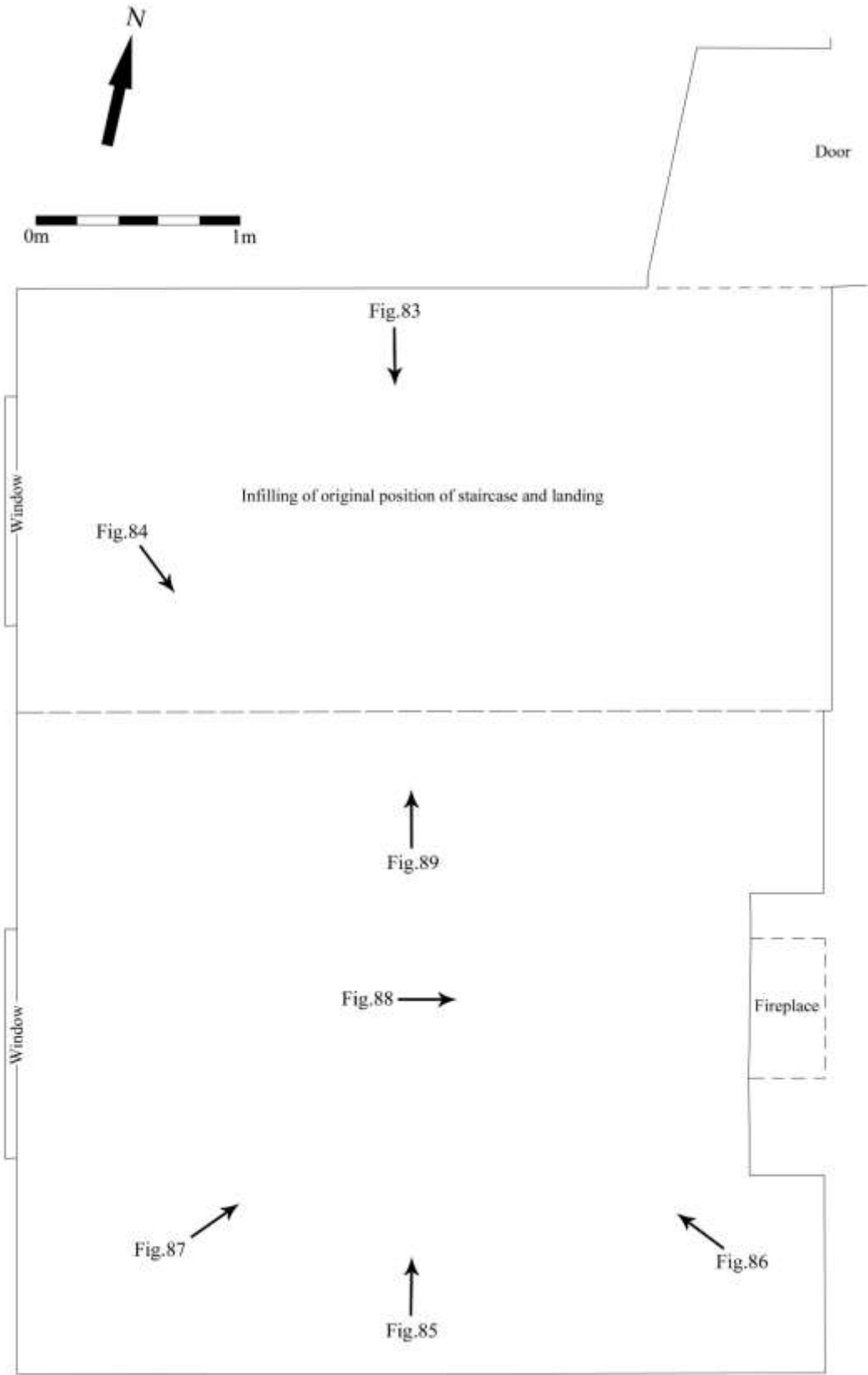


Fig.82: Plan of room F4

- 6.3.4.4.1** The front central room of the first floor, room F4, would have formed the southernmost room in the original property. The room measured 5.29m N-S along the western wall, and 6.46m along the eastern wall to accommodate a set back entrance in the northeastern corner of the room. The room measured 3.96m wide, (E-W). The floor to ceiling joist height was 2.43m.
- 6.3.4.4.2** All four walls of the room were constructed around a timber framework covered in lath and plaster the impression and studwork of which was still visible. The same was true of the underside of the ceiling joists.
- 6.3.4.4.3** The western, street frontage, wall was pierced by two casement windows measuring 1.12m wide by 1.41m high and which are modern insertions to give the frontage a unified look in accordance with the modern extension works to the south, (fig.86). A single door, as mentioned above, provided access to the northeastern corner of the room from the modern hallway, but would appear to be a later alteration.



Fig.83: Room F4 facing S, 1m scale



Fig.84: Room F4, facing SE into rooms F5 and F6 beyond timber framework, 1m scale



Fig.85: Room F4 facing N, 1m scale



Fig.86: Room F4, western, street frontage, facing NW, 1m scale

6.3.4.4.4 The eastern wall of the room housed the southern fireplace, and was the only surviving fireplace still open. The fireplace measured 1.37m wide, (N-S), and was 0.36m deep, (E-W). The central firebox was 0.68m wide, and contained a cast-iron hob grate with the central grate broken off but the decorative side panels still in place, (fig.88). The thin central flue was also still clearly visible and showed signs of thick sooting suggesting extensive use. The upper portion of the chimney stack above the mantel was plastered over and whitewashed. Bricks taken from the southern fireplace showed the same finger imprinted pressure marks as seen on bricks taken from the northern fireplace suggesting they came from the same batch / same construction phase.



Fig.87: Room F4, facing NE, 1m scale, southern chimney stack



Fig.88: Detail of the southern fireplace in room F4, facing 1m scale



Fig.89: *Detail of the change in floorboards over the area of the hypothetical original staircase, facing N, 0.20m scale*

6.3.4.4.5 Of particular interest was the alteration in the use of floorboards in this room. The northernmost 1.93m of the room had N-S oriented planks measuring 143mm wide, those to the south were also orientated N-S but offset and measured 215mm wide, (fig.89). The change in floorboards also coincided with a small 35mm step back in the eastern wall, and the presence of a double joist in the ceiling. This would suggest an alteration having taken place within the space. It is suggested that the position of the alteration corresponds closely to the position of the original hallway at ground floor level, (see room G1, **6.3.3.1.3**), and that the small planks represent the infilling of the original staircase. It is suggested that the staircase would have occupied one side of the hallway at ground floor level, rising west to east, with the open space underneath to accommodate the internal entrance to the cellar. The staircase would have terminated in a small landing from which doors to the north and south opened into rooms F3 and F4 respectively. The presence of this staircase and landing would have created a much more symmetrical first floor plan and the fireplace in room F4 would then have been more centrally located within a smaller room rather than towards the southern end of the room as existed in its later formation.

6.3.4.5 Room F5

6.3.4.5.1 A doorway in the southeast corner of the first floor hallway led into room F5, which overlies room G6 and mirrors its layout somewhat. The room measured 5.24m long, (N-S), by 4.41m wide, (E-W), the headroom from floor to ceiling joists measured 2.43m at the west to 2.40m east.



Fig.90: Room F5 facing SE, from the hallway, 1m scale

6.3.4.5.2 The northern wall of the room is part of an earlier phase of timber framework, showing impressions of the laths, and stud nails. The southern wall is comprised of fresher looking machine cut timbers reflecting the more recent construction, (figs.90 and 91 for comparison).



Fig.91: Room F5, facing SE, 1m scale. Door to F6 and toilet in the background



Fig.92: Room F5, facing N, 1m scale

6.3.4.5.3 The western wall of the room showed the original timber frame of the front room, with the fresher cut timbers of the western wall of room F5 fixed against these. The western wall also shows the eastern face of the southern chimney stack, and like the wall western wall in ground floor room G6, shows signs of sooting indicating the position of an earlier fireplace / flue, (figs.93 and 95).

6.3.4.5.4 In front of the chimney stack a rolled steel joist, (RSJ), has presumably replaced an earlier timber / been inserted to support the new roof structure above the eastern and southern extensions. To accommodate the RSJ the original rafters of the hipped roof have been cut back by approximately 0.20m to the west, (fig.94).



Fig.93: Room F5 facing NW, showing the sooting on the rear of the southern fireplace, and RSJ at ceiling height



Fig.94: Original roof rafters at rear of property, (room F5), having been cut back to fit RSJ. Looking up from north side of chimneystack



Fig.95: Eastern side of chimney stack, 1m scale

6.3.4.6 Room F6

6.3.4.6.1 The modern extension to the property consists of a long room, 6.00m E-W, and 4.07m wide, (N-S), at the western end, and 3.21m at the eastern end. In this way it was trapezoidal like the garage below. The room was accessed by a door in the northeast corner of the room. The western street frontage wall included two casement windows. The western and southern walls were of breeze block construction. The north wall was timber-framed and the east wall was also timber.



Fig.96: Room F7, facing WNW, 1m scale

6.3.4.6.2 The eastern wall was pierced by a door in the northeast corner of the room. The door led to what would have been a small *en suite* bathroom with an opaque window in the eastern wall. The room measured 2.44m wide, (N-S), along the western wall and 2.10m wide in the eastern wall. The northern wall measured 2.44m and 2.50m along the south.



Fig.97: Room F6, facing, NE, 1m scale



Fig.98: Room F6, facing NE, 1m scale

6.3.5 The roof structure

6.3.5.1 The main roof construction could be broken down into two phases, extensively rebuilt: the original hipped roof covering the front two rooms, F3 and F4; and the remodelling to accommodate later southern and eastern extensions to the property over rooms, F1, F2, F5 and F6, to create the later cross-hipped roof.

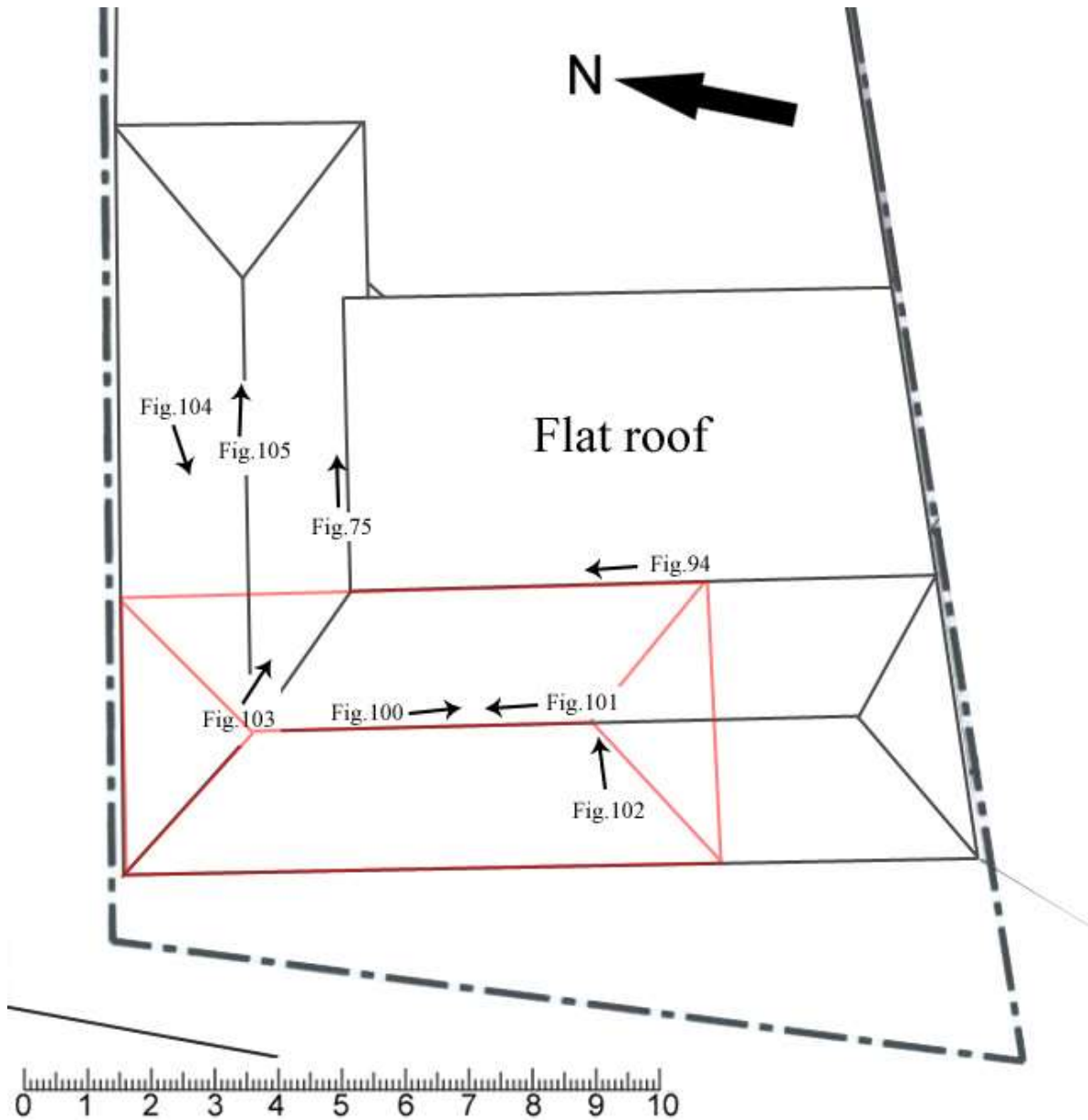


Fig.99: Plan showing direction of view of roof space pictures and original roofline, (red)

6.3.5.2 As stated it is believed that the original roof would have covered the front two rooms only and been a relatively straightforward hipped construction. With sloping gabled ends to north and south. The northern end remains relatively intact, as does the southern end, however the southern hipped gable is now covered over and hidden externally by the southern extension works. The lowermost portion of the western rafters have also been cut back to accommodate the eastern extension and RSJ in room F5, as discussed in 6.3.4.5.4.



Fig.100: *Roof space over room F4, facing S towards original hipped end of roof, and to southern extension beyond*



Fig.101: *Roof space over room F4 facing N, showing sloping end of original hipped roof line*



Fig.102: Roof space over room F4. Southern end looking directly up at original hipped end of roof, since remodelled to accommodate southern extension, (see fresher timbers on left of frame)

- 6.3.5.3** When the house was extended east and south extensive alterations were made to create the cross-hipped roof, with a large proportion of timbers in these sections showing signs of re-use or being new additions of machine-cut and treated wood of more uniform size and shape. The original southern end of the hipped roof was simple built over and masked by the southern extension, and the whole roof was re-felting and re-tiled.



Fig.103: Roof space over room F3, facing ESE. View of the northern chimney stack and valley between the N-S and E-W hipped roofs. Water butt over eastern room F2 in background



Fig.104: Roof space over room F1, facing WSW towards chimneystack and room F3



Fig.105: Roof space over room F1, facing ESE, towards eastern end and water butt over room F2, (bathroom). Note reused central beam with empty mortices and cut outs

6.3.6 The outbuildings

6.3.6.1 A single wooden structure survived in a very run-down state behind the eastern room of the main property. The structure measured 2.55m wide, (N-S), by 3.90m long, (E-W), along its rear northern side, and 4.02m on its southern frontage. The shed was open-fronted, with a central support post. The building had a shallow-sloping felt roof from north to south, (figs.106 and 107).

6.3.6.2 The building was ramshackle and appeared to be created from randomly collected materials, including what looked like weatherboarding, and large timbers containing empty mortices and peg holes; perhaps from the original building partly demolished during the modern extension works. The whole structure was raised off of the ground on a single bricks depth footing, (fig.108).



Fig.106: *Shed facing NE*



Fig.107: *Shed facing N, with timber frame of room G5 in left of frame*



Fig.108: *Detail of the shed framework facing N, 1m scale*

7 TRIAL TRENCHING

7.1 The trial trenching exercise took place over two days on the 16th and 17th October 2017. What follows is a written description of the observations made during the evaluation. The trenches are discussed in the order as numbered in fig.113. In the main text contexts are prefixed with the number of the trench in which they appear eg. (104) is found in Trench 1, (206) is found in Trench 2, [303] is found in Trench 3. Deposits are shown in round brackets thus, (x), cuts and structures in square brackets thus, [x]. Measurements are given as 0.00m in measurements over 10cm, measurements under 0.10m are given in millimetres (mm). The text is supplemented with illustrative photographs. For detailed trench plans see Appendix II.

7.2 *Trench 1*

7.2.1 Trench 1 was aligned E-W, positioned along the centre of the western side of the site. It measured 1.76m wide by 6.08m long, and up to 0.20m, the base of the trench was 25.64mOD at the east end and 25.72mOD at the west end.



Fig.109: *Trench 1 facing W. Cellar wall [105] in foreground, gravel-filled cut [106] to the right, (north), wall footing [102] in background. 1m scale*

7.2.2 Natural geology, (107), in the form of mixed orange-brown gravels and sands with occasional pockets of laminated grey-brown clay. This was encountered from as little as 80mm below ground level at the western end of the trench and 0.20m below ground at the eastern end.

7.2.3 Natural was cut by [106], 0.50m from the eastern end of the trench and extended 2.70m south, the cut extended nearly the full width of the trench at 1.50m and continued

southwards, beyond the limit of excavation. The cut was vertical sided and filled with (108); a compacted orange-brown gravel and sand matrix. The cut was excavated to a depth of 0.38m to establish an indication of its profile. This feature formed an ‘overcut’ into which the cellar, [105], to ‘The Retreat’ was built.



Fig.110: *External face of cellar wall as exposed in cut [106], facing S, 0.50m scale*



Fig.111: *Northwest corner of cut [106] facing E, 0.30m scale*

7.2.4 Cellar [105], was recorded more extensively during the building survey and so was only cleaned up during the evaluation. The walls exposed in Trench 1 represented the northwestern corner of the cellar. The backfill of the cellar, (104), was derived from the demolition of the standing property in late-2015, and was therefore of little archaeological value. Exposed brickwork of the cellar showed the same white-washed surface along with infrequent tile coursing in the western extent, and timber bracing along the northern face, (fig.112). Brick samples are dated to the late-18th century to early 19th century. Comparing the brickwork to the photos taken during the building survey shows that the walls had been reduced by up to five courses, the equivalent of approximately 0.30m during demolition of the site.



Fig.112: *Northeastern corner of the cellar facing NW, 1m scale*

7.2.5 Wall footing [102] was aligned N-S across the width of the trench, approximately 1.00m from the western end. The wall footing survived as a single course of brickwork, within cut [103], and measured 0.23m wide and up to 60mm deep. The northern end of the footing was truncated by the insertion of a later electricity cable. The footing corresponded to the western frontage of the property, and was very minimalist. Bricks taken from the footing were dated to the 18th century.

7.2.6 The natural geology and truncated features described above were sealed below modern, demolition-derived, levelling deposits created during demolition of 'The Retreat' in late-2015, (101).

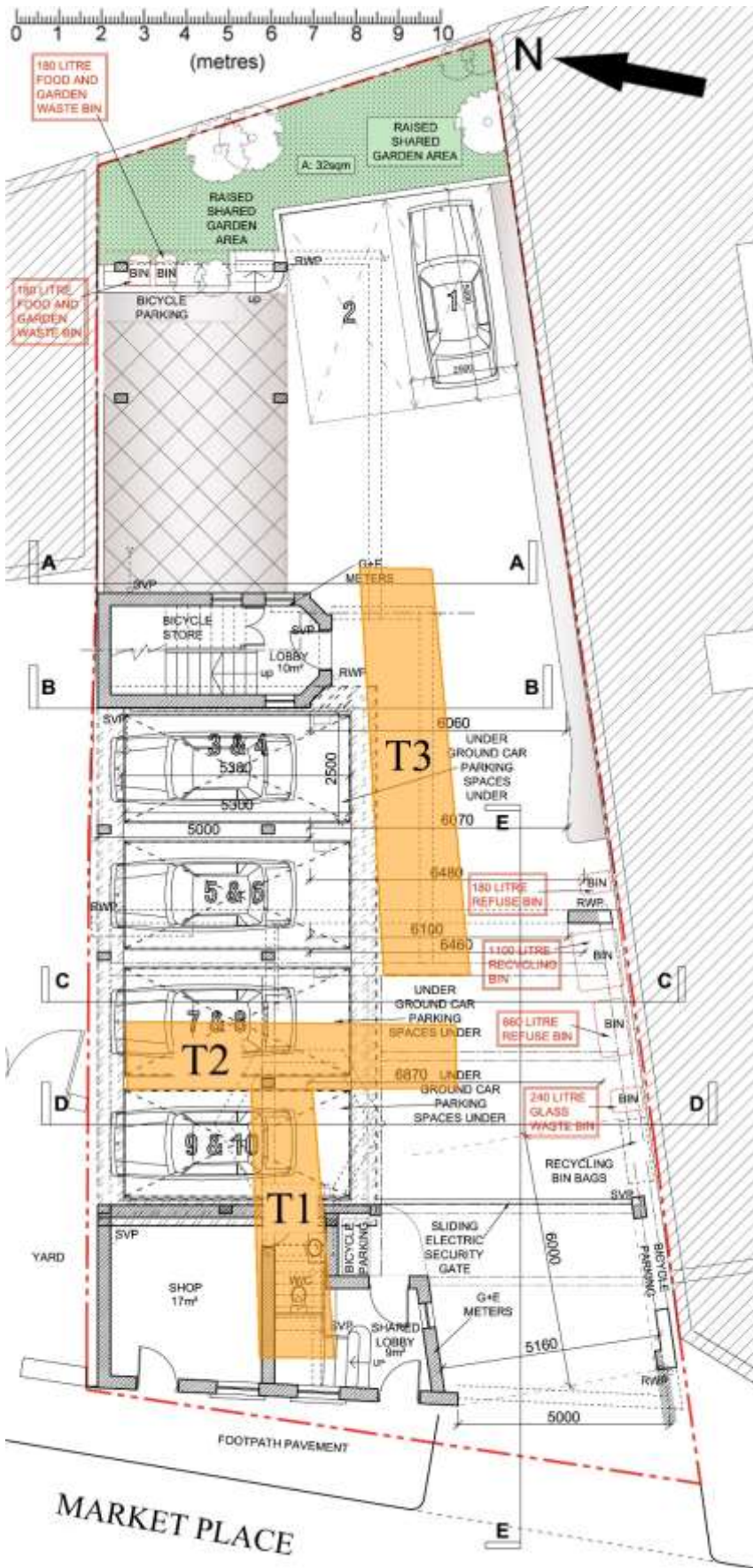


Fig.113: Evaluation trench locations within the footprint of the proposed development, (ground floor level)

7.3 Trench 2

- 7.3.1** Trench 2 was excavated at right angles to Trench 1, so was aligned N-S and measured 7.70m long by 1.75m wide and up to 0.45m deep, 25.46mOD at the southern end. The trench base rises to 25.82mOD at the northern end, at only 90mm below extant ground level.
- 7.3.2** Clean, sterile, natural sandy gravels and clays (206) was exposed from 90mm below ground. The natural was cut by two features; [203] was a large cut present along the western side of the southern arm of Trench 2, 3.22m long, (N-S), and up to 0.46m wide, continuing west and south of the limits of excavation. This cut was backfilled with a mix of modern electric cabling, plastic bags, glass, brick rubble, (202). This would appear to correspond with the area of the former cellar recorded during the building survey. It has been interpreted as a modern truncation associated with demolition of the property in late-2015, (fig.115).
- 7.3.3** The second feature in the trench, [205], was a sub-circular cut on the western side of the trench close to the junction with Trench 1. The cut measured 0.70m wide, by up 0.11m deep, and had a shallow bowl-shaped profile. The fill, (204), was a mid-grey-brown compacted clayey-silt with frequent flinty inclusions, (fig.114). It would appear to have been a tree-throw or some relatively natural feature and produced no evidence of direct human agency.



Fig.114: Section through feature [205], facing SW, 0.20m scale



Fig.115: Trench 2, facing N, 1m scale. Feature [205] in background and cut [203] in left-hand foreground

7.3.4 The features and upper stratigraphy of the trench was a homogenous mixture of rubble and clay-silt representing the modern, demolition-derived, levelling deposits, (201).

7.4 Trench 3

7.4.1 Trench 3 was situated towards the southeastern corner of the site. It was aligned E-W, and measured 9.20m long, by 1.82m wide, (N-S), and up to 0.22m deep, 26.01mOD. The west end lies at 25.62mOD indicating the slope of the topography created during the demolition of the site in late-2015.



Fig.116: Trench 3, with soakaway [305] in the north section, facing E, 1m scale

7.4.2 The natural geology of the site was exposed from as little as 0.16m below ground level, and was comprised of the same orange-brown gravel-sands and grey-brown clays, (307).



Fig.117: Soakaway [305], facing north, 0.50m scale

7.4.3 The natural was cut by a linear ceramic drain, [303], aligned approximately SSW-NNE across the trench. The northern end of the drain converged with the western edge of [305], a brick-built soakaway, exposed in the northern section of the trench. Soakaway [305] was brick-built, a single brick's width thick, bonded with a coarse white lime-mortar. The uppermost courses of brickwork exposed formed the springing point for what would have been a domed roof for the soakaway, (figs.117 and 118). The inner face of the soakaway had been lined by a thin cement render. The upper four courses of the dome had collapsed into the structure itself, forming part of the backfill of the structure (304). Probing with a road pin reached the base of the structure at c1.00m below dome level, the feature itself had external dimensions of around 1.80m in diameter, and internal of approximately 1.60m. Bricks taken from the structure were dated to pre-18th century, so probably represents an early feature on the site, or at least pre-dates the main structure of the previous standing building. The backfill of [305] included brick rubble, fragmentary concrete slabs, rotten wood, and more recent material such as plastic cabling and crisp packets. This would indicate that the truncation of the top of the soakaway and its backfilling occurred quite recently, probably during demolition of 'The Retreat'.

7.4.4 The soakaway, drain, and natural were all sealed below the same demolition derived levelling deposits, (301), as observed elsewhere on site.



Fig.118: Soakaway [305], facing east, 0.50m scale

8 CONCLUSIONS

8.1 We can now look back at the original research questions set down in the WSI and compare them with the results of the evaluation.

8.2 Is there any evidence for prehistoric activity in the site-area? What does this suggest about how the surrounding area was exploited in prehistory?

No prehistoric finds or features were unearthed during the evaluation.

8.3 Is there any evidence for Roman activity in the site-area, and of what form, i.e. settlement or burial?

No evidence of Roman occupation or exploitation of the immediate area was exposed during the archaeological works. No comment can be passed about Abridge's role in the wider Roman landscape.

8.4 Is there any evidence for Saxon or medieval archaeology and what form does this take; domestic, industrial, administrative or mercantile? Can this contribute to our understanding of the early development of Abridge?

No Saxon or medieval archaeological features, finds or deposits were recorded during the archaeological programme. This is not to say that the site itself was not occupied during this time, as is evident from the adjacent properties.

8.5 Is there any evidence for any post-medieval, activity on the site? Can this be linked to known cartographic sources?

The standing structure prior to demolition was primarily a 19th century building with later-20th century extensions. The main building fronting the street with a narrow eastern extension along the northern boundary appeared to conform to the footprint as shown on most 19th century maps. On the 19th century the entirety of the northern boundary appears to have been occupied, but no evidence of these structures were recorded on site apart from the timber shed, but nothing more substantial.

8.6 Does the cellar relate to an earlier structure on the site subsequently cleared and replaced by the 19th century structure recorded as part of the historic building survey?

The cellar would appear to have been one of the earliest features on the site, with the mixture of brickwork and bond timbers dating to the later-18th to early-19th century. The construction cut exposed during the evaluation did not produce any finds to date the construction any more accurately. The fact that the cellar appeared to be earlier than the fireplace above may suggest that it was part of an earlier structure which was cleared away prior to construction of 'The Retreat'. The reuse of materials in several rooms such as ceiling timbers in F1, and bricks in the northern elevation, G4, and cupboard G3 would suggest that the material was sourced from earlier buildings, again given support to the theory that the standing structure was not the original building to have occupied the site.

8.7 To what extent and at what levels do any archaeological or geological deposits survive across the site?

Archaeological survival across the site was fairly low, with natural deposits exposed within as little as 80mm of the modern ground level. The exception to this was the backfilled cellar which survived to within four courses of its original height, and the soakaway in Trench 3, albeit the dome of this structure had been severely disturbed / truncated. This truncation of earlier deposits / structural elements would appear to have occurred relatively recently and probably during demolition of 'The Retreat' in late-2015. This was unfortunate and no doubt some earlier evidence for the construction of 'The Retreat' was lost prior to archaeological investigation.

9 Sources

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Appendix I *Ceramic Building Material analysis by Susan Pringle*

Key: A = Abraded; H = Heated; M = Mortar; Med = Medieval; Rd = Reduced; Ru = Re-used; S = Sooted; V = Vitrified

All measurements given in millimetres, (L = Length; B = Breadth; T = Thickness). Weight in grams

TABLE 1: CBM samples from the building survey

Location	Room	CBM / Context date	Fabric	Form	Count	Weight	L	B	T	Condition	Comments	Fabric comments
Cellar, N wall	Cellar	1550-1750?	A	brick	1	2342	227	103	58	M	Unfrogged; fairly flat sides. Limewash on 1 stretcher. Slight indented margin.	
Cellar, N wall	Cellar	1550-1750?	A	brick	1	2748	235	117	61	M	Unfrogged. Fairly smooth flat sides. Trace limewash on 1 stretcher. 2 diagonal pressure marks.	
Cellar, N wall	Cellar	1550-1750?	A	brick	1	2421	230	115	61	M	Unfrogged; smooth flat sides. Trace limewash on 1 stretcher	
Cellar wall N side (access)	Cellar	1550-1750?	A	brick	2	2596	229	116	60	M	2 conjoin. Unfrogged; flat very lightly creased sides. Limewash on 1 header, at least 2 layers. 17th c?	
Cellar wall N side (access)	Cellar	1550-1750?	3033	brick	1	2237	215	105	60	M, Rd	Unfrogged; flat stretchers, creased, 1 with at least 4 coats limewash/white paint.	Fabric could be reduced version of A, near the other bricks anyway.
Cellar SE corner	Cellar	1550-1750?	A	brick	1	2434	225	113	59	M	Unfrogged; narrow indented margin, fairly flat sides with light creasing. 1 stretcher limewashed	Very fine version of fabric, finer qtz.
Cellar SE corner	Cellar	1550-1750?	A	brick	3	2292	235	115	55	Rd, M, H	Unfrogged; fairly flat sides, fine moulding sand. 1 header reduced/vitrified. Diagonal pressure mark. Limewash on 1 stretcher.	Fabric A: orange matrix with abundant very fine quartz; sparse very coarse Aeolian quartz, sparse to moderate red iron-rich inclusions.

Location	Room	CBM / Context date	Fabric	Form	Count	Weight	L	B	T	Condition	Comments	Fabric comments
Cellar floor sample	Cellar	1700-1850	3223	brick	1	1715	191	93	55		Unfrogged. Smooth flat faces, fine moulding sand. Horizontal pressure mark. Worn base - paving brick.	
Cellar floor sample	Cellar	1700-1850	3223	brick	1	1704	194	95	54		Unfrogged. Smooth flat faces, fine moulding sand. Worn base - paving brick. Light wear.	
Cellar floor sample	Cellar	1700-1850	3223	brick	1	1737	195	95	54		Unfrogged. Smooth flat faces, fine moulding sand. Worn base - paving brick.	
S chimney stack, base in cellar, S side of arch	Cellar	1600-1800	A	brick	1	2225	230	116	61	M	Unfrogged; flat sides, very slightly creased. Diagonal pressure mark. Top and base mortared.	Orange fabric, finer than 3033, with some red iron-rich inclusions. If 3047, c1700-1800.
S chimney stack, base in cellar, S side of arch	Cellar	1600-1800	A	brick	1	2116	226	113	59	M	Unfrogged; smooth, flat sides, only lightly creased	
S chimney stack, base in cellar, S side of arch	Cellar	1600-1800	A	brick	1	1633	195+	112	57	M, Ru	Unfrogged; creased stretchers and base. 4 holes, 3-5mm diam, in base at angle with organic impressions. Similar imprints in top.	
S chimney / fireplace (1st floor level)	F4	1750-1850	3047?	brick	5	2316	223	100	65		All conjoin. Very shallow frog, c150 x 60 mm, c. 8mm deep. Smooth flat sides, fine moulding sand. Late 18th c.?	Orange fabric, sparse to moderate cream/light brown silty spots and streaks and red iron-rich material.
S chimney / fireplace (1st floor level)	F4	1750-1850	3047?	brick	4	2084	222	100	67		All conjoin. Very shallow frog, c160 x 60 mm, c8mm deep. Smooth flat sides; horizontal pressure mark.	

Location	Room	CBM / Context date	Fabric	Form	Count	Weight	L	B	T	Condition	Comments	Fabric comments
N chimney stack above fireplace, 1st floor	F3	1700-1900	3047?	brick	1	2330	222	101	66	Rd, M, H	Very shallow frog c160 x 60 x 8 mm deep. Graffiti in frog, finger impressed, 317. Flat faces, lightly creased; sharp arrises. Vertical pressure marks. 1750-1850?	
N chimney stack above fireplace, 1st floor	F3	1700-1900	3047?	brick	1	2276	218	100	66	S, H	Very shallow frog, c160 x 55-60 x 7 mm. flat lightly creased sides; sharp arrises. Horizontal pressure marks. 1 corner sooted/heat-cracked. Finger print on top at one end. 1750-1850?	
Wall base to N of cellar	G1	1700-1900	3047?	brick	1	2719	225	109	66	M	Unfrogged; flat, lightly creased sides, sharp arrises.	
Wall base to N of cellar	G1	1700-1900	3047?	brick	1	1940	187+	116	57	M	Unfrogged; flat, lightly creased sides. Top and header vitrified; brick distorted.	
Wall base to N of cellar	G1	1700-1900	Vitrified	brick	1	1122	122+	106	57	V, M	Unfrogged; flat, lightly creased sides, sharp arrises.	
Wall base to N of cellar	G1	1700-1900	3047?	brick	1	434	135+	96+	57	M, A, Ru	Unfrogged; creased sides and base. Holes, organic imprints, in top and base (cf brick from chimney base in cellar).	
Ground floor - to rear of N. chimney stack	G1	1550-1700	A	brick	1	1805	220	110	55	M, A, Ru	53-57mm thick. Unfrogged. Creased base with organic impressions. 16th/17th c?	Coarser lumpy version of fabric.
Ground floor - to rear of N. chimney stack	G1	1550-1700	A	brick	1	2455	220	106	66	S, H	Unfrogged. Fairly flat, creased sides; creased base; indented margin. Sooted on top and base	
Ground floor - to rear of N. chimney stack	G1	1550-1700	3033	brick	1	2487	230	111	63	M, S, Rd	Unfrogged; indented margin. Sides creased but flat. Arrises fairly sharp but irregular. 1 header and stretcher sooted and reduced.	

Location	Room	CBM / Context date	Fabric	Form	Count	Weight	L	B	T	Condition	Comments	Fabric comments
Ground floor, N chimney stack	G1	1550-1700	3047?	brick	1	2160	223	105	66	M	Unfrogged; flat sides, lightly creased. Fairly sharp arrises. 1 stretcher looks abraded and has been cut away along lower edge for half its height. Base creased.	Lumpy version of fabric
Ground floor, N chimney stack	G1	1550-1700	3033	brick	1	1125	128+	112	59-62	Rd, H, M	Unfrogged; sides flat and creased; base slightly creased.	Flint pebble in fabric.
Ground floor - N fill over N. fireplace within stack	G1	1550-1800	3033	brick	1	1638	170+	111	59	S, M	Unfrogged. Flat, creased sides. Organic impressions in top, including 2 holes	
Ground floor - N fill over N. fireplace within stack	G1	1550-1800	3033	brick	1	1464	178+	108	58	M, Rd, S	Unfrogged; fairly flat sides, some creasing. Top heavily 'grass-marked'. Reduced areas, 1 stretcher sooted.	
Ground floor - N fill over N. fireplace within stack	G1	1550-1800	Vitrified	brick	1	1444	155+	101	61	V, Rd, S, M	Unfrogged. Base creased; header lightly creased. Brick sides vitrified and distorted.	
Ground floor - N fill over N. fireplace within stack	G1	1550-1800	3047?	brick	1	1564	165+	114	56	M	Unfrogged. Flat, lightly creased sides, creased base. Sharp arrises.	Fabric contains flint/chert pebble and rock fragment < c20mm.
Infill, N wall centre	G4	1500-1700	3033	shaped brick	1	1105	160+	112	62	M, Ru	Moulded brick, unfrogged, with semicircular 'bullnose' moulded stretcher. Base creased, other stretcher lightly creased. Re-used.	Fabric contains flint pebbles, and organic holes. 16th c?
Infill, N wall centre	G4	1500-1700	3033	brick	1	929	120+	105	63	M, Rd	Unfrogged; fairly flat faces. Organic impressions on top and 'holes' on top and stretcher.	

Location	Room	CBM / Context date	Fabric	Form	Count	Weight	L	B	T	Condition	Comments	Fabric comments
Infill, N wall centre	G4	1500-1700	3033?	brick	2	690	118+	103+	55	Rd, H, S	Conjoin. Unfrogged; sides lightly creased, base creased. Header sooted. ?organic impression on top, with hole. Fabric reduced.	
Infill, N wall rear	G4	1700-1900	3033/3047?	brick	1	3265	250	125	70	M	Unfrogged; indented margins; flat sides, lightly creased; sharp arrises. Base creased and looks worn. Slight depressions in top - finger prints?	
Infill, N wall rear	G4	1700-1900	3047	brick	1	1692	200	97-101	47	M, A. Ru	Unfrogged; flat sides. Very light creasing; sharp arrises. Worn smooth on base - paving brick, re-used.	
Infill, N wall rear	G4	1700-1900	3033	brick	1	1289	225?	80+	70	M	68-73mm thick. Unfrogged, creased sides and base.	Fabric slightly lumpy.
Infill, cupboard S wall	G3	1500-1800	3033	brick	1	2324	200+	108	68	M	Unfrogged; fairly creased sides and base. Much of top face obscured by mortar but may have narrow indented margin. 17th c?	
Infill, cupboard S wall	G3	1500-1800	Vitrified	brick	1	2199	219	c.99	62	V, Rd, M	Slight depression in centre of base - probably distortion due to vitrified condition of brick - all faces damaged. Probably unfrogged.	
Infill, cupboard S wall	G3	1500-1800	3047?	brick	1	2473	240	109	59	Rd, V, S, M, H	Unfrogged; indented margin. Fairly flat creased sides but brick distorted by vitrification.	
N wall exterior, top/W end	G4	1750-1850	3047	brick	1	2362	221	100	67	S	Very shallow frog c160 x 55 x 7 mm. Indentation at 1 end - nail mark? Flat finely creased sides. Horizontal pressure mark. 1 header sooted, and ends of stretchers and top	
N wall exterior, top/W end	G4	1750-1850	3047	brick	1	2264	220	100	66	S, Rd	Very shallow frog c160 x 55 x 7 mm. Indentation at 1 end - nail mark? Flat finely creased sides. 1 stretcher reduced	

Location	Room	CBM / Context date	Fabric	Form	Count	Weight	L	B	T	Condition	Comments	Fabric comments
N wall exterior, top/E end	G4	1770-1900	3035	brick	2	2487	230	109	66	M	Conjoin. Shallow frog c150 x 55 x 10 mm deep. Flat faces, sharp arrises. 1 stretcher painted black, then dark green.	
N wall exterior, top/E end	G4	1770-1900	?	brick	1	1807	205+	107	71	M	Shallow frog, c140 x 55+ x 9mm deep. 1 header painted dark green over black.	Light orange/pink fine sandy fabric; sparse coarse red iron and qtz.
S wall at rear - SE corner/top	G6	1850-1950	3223	brick	1	1989	228	108	67	M	Frog, c140 x 50 x 16mm deep. Shallow, V-shaped profile. Flat sides and base, sharp arrises. 1 header limewashed.	Light orange fine sandy fabric.
S wall at rear - SE corner/top	G6	1850-1950	3223	brick	1	1774	187+	114	68	M	Shallow frog, U-shaped profile, 130+ x 50 x 14 mm. Horizontal pressure mark on 1 stretcher. Part of 1 stretcher face removed to depth of 3-4mm at one end.	Orange-brown sandy fabric, near 3033.
S wall at rear - SE corner/top	G6	1850-1950	?	brick	1	2314	228	111	67	H, M	Frog, c172 x 70 x 13mm, stamped WT (with serifs). Brick distorted - misfired? 1 header has at least 2 layers limewash.	Light orange fabric, highly calcareous, with fine qtz and calc speckle
S wall at rear - SE corner/top	G6	1850-1950	?	brick	1	2336	225	110	66	H	Very distorted brick, frog as above. Both headers limewashed. Misfired?	

TABLE 2: CBM recovered from the evaluation

Context	CBM / Context date	Period	Fabric	Form	Count	Weight	L	B	T	Condition	Comments	Fabric comments
102	1450-1700	PM	3223?	brick	1	2473	220	110	58	M	Unfrogged; slightly indented margins; lightly creased headers. Base obscured by gritty lime mortar. 1 stretcher abraded and pitted; the other has 2 or 3 fingertip imprints. 16th/17th c?	Orange silty version of fabrics in [305]. Flint and red iron-rich material is less common, flint very sparse. Sparse white mica.
102	1450-1700	PM	3047	brick	1	1954	213	107	56	M, V, Rd	Unfrogged; base obscured by lime mortar. One header very burnt and distorted. Sides lightly creased.	Red reduced fabric, fine matrix with common medium quartz and very sparse white flint flecks
105	1450-1800	PM	3223?	brick	1	2353	230	115	53		Unfrogged; lightly creased flat sides. Top and base mortared.	
105	1450-1800	PM	3223?	brick	1	2767	235	114	61		235-240 mm long. Unfrogged. Most surfaces mortared; stretchers lightly creased and flat.	Fabric orange, fine texture, moderate inclusions of red iron-rich material and sparse medium flint flecks (similar to bricks in [305])
105	1450-1800	PM	2276	peg	2	1275	270	155	13	M, Rd, Ru?	Conjoin. Two polygonal nail-holes, c. 12mm wide. Underside of tile sooted on top two-thirds - re-used in cellar? Coarse yellowish lime mortar on both faces.	
305	1550-1700	PM	3223?	brick	1	2810	230	110	60	M, S	Unfrogged; indented margin. Lightly creased sides; 1 stretcher has diagonal pressure mark. Top and base lime mortared; sooting on 1 header and stretcher. Late 16th/17th c?	Fine orange fabric, moderate to common red and black iron-rich inclusions, medium quartz, flint flecks and very sparse white mica. Fine moulding sand.
305	1550-1700	PM	3223?	brick	1	2758	225	108	60?	M, Rd, V	Unfrogged; vitrified and distorted. One stretcher very blackened. Bed faces mortared - lime mortar discoloured by heat? Stretcher is lightly creased. Late 16th/17th c?	Fabric red (reduced) but has similar inclusions to other brick.

Appendix II Trench plans

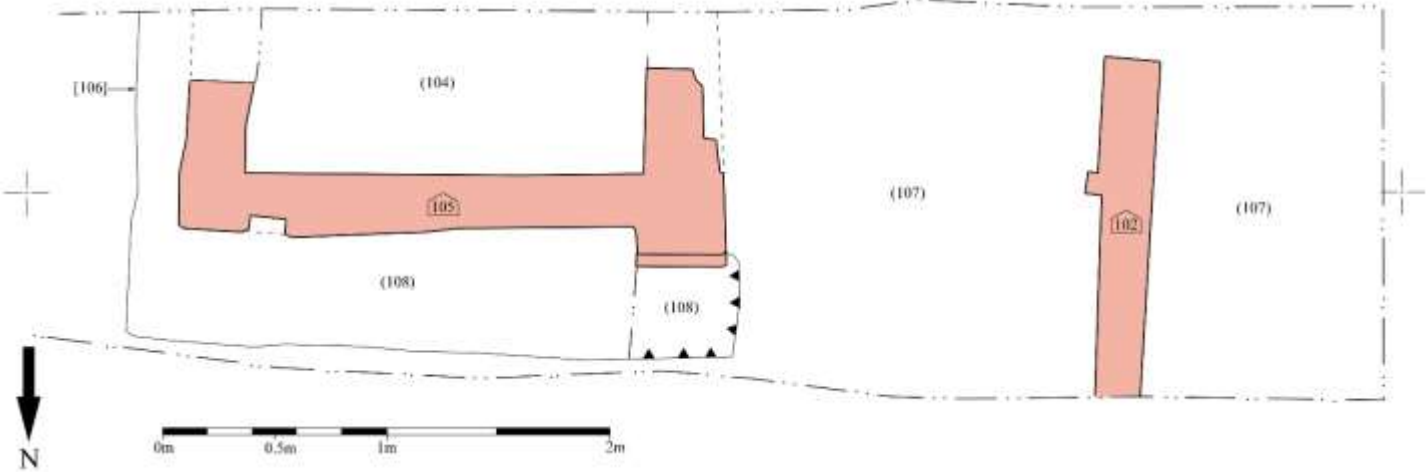
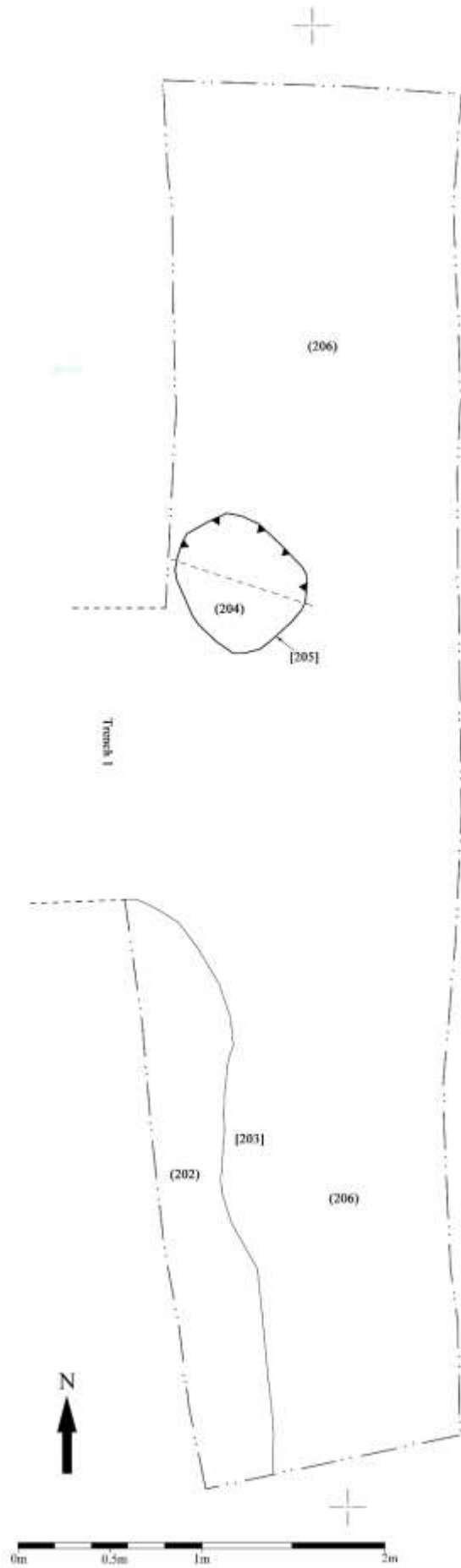


Fig.119: Plan of Trench 1

Fig.120: *Plan of Trench 2*



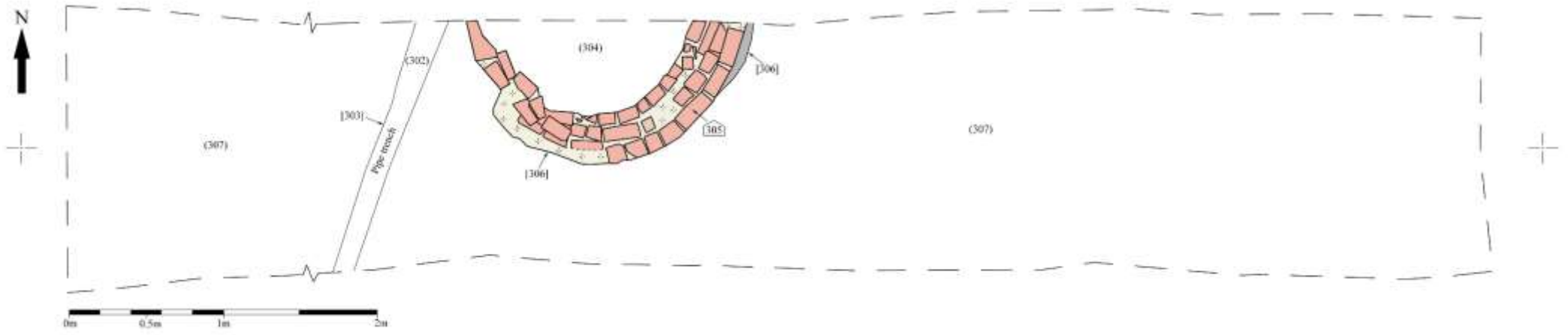


Fig.121: *Plan of Trench 3*

Appendix III OASIS data collection record form (Building Survey)

OASIS ID: [compassa1-301046](#)

Project details

Project name	'The Retreat', Abridge, Essex: A Level 2 Historic Building Survey
Short description of the project	Compass Archaeology were commissioned to conduct a Level 2 Historic Building Survey and archaeological evaluation on the site of 'The Retreat' in Abridge, Essex, RM14 1AU. The works were commissioned after recommendations from the Historic Environment Consultant for Essex County Council, as a condition of planning attached to applications EPF/2006/14 and EPF/1471/17. The building survey was conducted over a series of visits between January and early March 2015 prior to the demolition of the property in late-2015, and the evaluation took place in October 2017. The historic building survey established that the majority of the standing structure known as 'The Retreat' dated from the mid-to-later-19th century, with an earlier cellar below the central portion of the western street frontage, and a modern, 1960s extension to the south and east. The cellar produced bricks of a relatively early date, 18th to early 19th century, and the walls included the use of bond timbers, which were primarily used during the same period. The aboveground structure included the original three-bayed frontage built around a timber frame construction and lath and plaster panelling, probably with single storey rear rooms in the southern two bays, and maybe a two storey eastern extension in the north corner. The eastern extension was lengthened in the later-19th century with reuse of some timbers and brickwork from the previous incarnation of the building. A modern, breeze-block, extension to the south and east of the original building led to extensive remodelling of the interior and rebuilding of the roof structure, along with insertion of new windows.
Project dates	Start: 22-01-2015 End: 07-03-2015
Previous/future work	No / Yes
Any associated project reference codes	LAMR17 - Site code
Any associated project reference codes	esse009 - Contracting Unit No.
Any associated project reference codes	EPF/2006/14 - Planning Application No.
Any associated project reference codes	EPF/1471/17 - Planning Application No.
Type of project	Building Recording
Site status	Conservation Area
Current Land use	Residential 1 - General Residential
Monument type	TIMBER-FRAMEWORK Post Medieval
Monument type	CELLAR Post Medieval

Significant Finds	NONE None
Methods & techniques	"Annotated Sketch", "Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition

Project location

Country	England
Site location	ESSEX EPPING FOREST LAMBOURNE 'The Retreat', Abridge
Postcode	RM4 1AU
Study area	125 Square metres
Site coordinates	TQ 46633 96780 51.65017417695 0.119768866323 51 39 00 N 000 07 11 E Point

Project creators

Name of Organisation	Compass Archaeology
Project brief originator	County Planning Archaeologist
Project design originator	Compass Archaeology
Project director/manager	Compass Archaeology
Project supervisor	Geoff Potter
Type of sponsor/funding body	Developer

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Chelmsford Museum
Digital Contents	"other"
Digital Media available	"Images raster / digital photography", "Spreadsheets", "Text"
Paper Archive Exists?	Yes
Paper Archive recipient	Chelmsford Museum
Paper Contents	"other"
Paper Media available	"Drawing", "Plan", "Unpublished Text"

**Project
bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	LEVEL 2 HISTORIC BUILDING RECORD and TRIAL TRENCHING ON THE SITE OF THE FORMER 'RETREAT', MARKET PLACE, ABRIDGE, ESSEX, RM4 1UA
Author(s)/Editor(s)	Aaronson, J
Date	2017
Issuer or publisher	Compass Archaeology
Place of issue or publication	250 York Road, Battersea, London, SW11 3SJ
Description	A report summarising the findings of a Level 2 Historic Building Survey. Includes site background, historic and archaeological background, methodology, discussion of phasing, and a full room by room catalogue of the property. Includes location plans, historic maps and photos, phase plans, and various illustrative photographs

Appendix IV OASIS data collection record form (Field Evaluation)

OASIS ID: [compass1-301059](#)

Project details

Project name	'The Retreat', Abridge, Essex: A Level 2 Historic Building Survey
Short description of the project	Compass Archaeology were commissioned to conduct a Level 2 Historic Building Survey and archaeological evaluation on the site of 'The Retreat' in Abridge, Essex, RM14 1AU. The works were commissioned after recommendations from the Historic Environment Consultant for Essex County Council, as a condition of planning attached to applications EPF/2006/14 and EPF/1471/17. The building survey was conducted over a series of visits between January and early March 2015 prior to the demolition of the property in late-2015, and the evaluation took place in October 2017. The evaluation that followed consisted of three trenches arranged across the footprint of the previous property and the proposed redevelopment. A total of 23m linear metres of trenching was excavated, covering 41.5m ² . This included a T-shaped trench over the western and north-south axis of the former building, and a third over the southeast corner of the proposed development area. The western arm of the T-shaped trench exposed the northeast corner and construction cut of the cellar recorded during the building survey. The northern arm of the T-shaped trench exposed a shallow sub-circular cut feature which produced no finds and was interpreted as a probable historic tree-throw. The separate southeastern trench uncovered a large domed brick-built soakaway, approximately 1.8m in diameter, and 1m deep to the base of dome level. The dome itself had partially collapsed inside of the soakaway but had clearly been truncated in the recent past. The brickwork was dated to the later-18th century, so probably relates to earlier structures on the site, albeit one that would probably have survived the various incarnations of 'The Retreat' due to its function. Natural sandy gravels were exposed extremely close to the modern ground surface, as shallow as 80mm, and no more than 600mm, below a loosely compacted demolition debris derived from the clearance of the site in late-2015.
Project dates	Start: 16-10-2017 End: 17-10-2017
Previous/future work	Yes / No
Any associated project reference codes	LAMR17 - Sitecode
Any associated project reference codes	esse009 - Contracting Unit No.
Any associated project reference codes	EPF/1471/17 - Planning Application No.
Type of project	Field evaluation
Site status	Conservation Area
Current Land use	Residential 1 - General Residential
Monument type	CELLAR Post Medieval
Monument type	SOAKAWAY Post Medieval

Significant Finds	NONE None
Methods & techniques	"Sample Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	ESSEX EPPING FOREST LAMBOURNE 'The Retreat', Abridge
Postcode	RM4 1AU
Study area	42 Square metres
Site coordinates	TQ 46633 96780 51.65017417695 0.119768866323 51 39 00 N 000 07 11 E Point
Height OD / Depth	Min: 25.46m Max: 26.01m

Project creators

Name of Organisation	Compass Archaeology
Project brief originator	County Planning Archaeologist
Project design originator	Compass Archaeology
Project director/manager	Geoff Potter
Project supervisor	James Aaronson
Type of sponsor/funding body	Developer

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Chelmsford Museum
Digital Contents	"other"

Digital Media available	"Database", "Images raster / digital photography", "Text"
Paper Archive recipient	Chelmsford Museum
Paper Contents	"other"
Paper Media available	"Context sheet", "Drawing", "Photograph", "Plan", "Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	LEVEL 2 HISTORIC BUILDING RECORD and TRIAL TRENCHING ON THE SITE OF THE FORMER 'RETREAT', MARKET PLACE, ABRIDGE, ESSEX, RM4 1UA
Author(s)/Editor(s)	Aaronson, J
Date	2017
Issuer or publisher	Compass Archaeology
Place of issue or publication	250 York Road, Battersea, London, SW11 3SJ
Description	A summary of the archaeological evaluation, including site background, historic and archaeological background, methodology, written description, and interpretation of observations. Included site plan, historic plans and photos, and illustrative photographs of the observations. Trench plans included