

ARCHAEOLOGICAL SOLUTIONS LTD

82 - 84 HIGH STREET, EPPING, ESSEX

ARCHAEOLOGICAL MONITORING & RECORDING

Authors: Adam Dyson BA (fieldwork and report)	
NGR: TL 4584 0189	Report No: 3750
District: Epping Forest	Site Code:
Approved: Claire Halpin	Project No: P4126
Signed:	Date: February 2011

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OASIS SUMMARY SHEET

Project details			
Project name	82 - 84 High Street, Epping, Essex		
<p><i>In February 2011, Archaeological Solutions Ltd (AS) carried out a programme of archaeological monitoring and recording at Nos. 82 - 84 High St, Epping, Essex. The monitoring was carried out during the groundworks associated with the construction of a new single-storey extension to the front of Nos.82-84 High Street, Epping. The premises currently function as a restaurant.</i></p> <p><i>The site lies within an area of archaeological potential; one which may provide evidence for the development of the medieval and post-medieval town. The site is located along the historic thoroughfare and adjacent to two 18th century listed buildings.</i></p> <p><i>The excavation of approximately 8m of foundation trench was monitored. No archaeological features or finds were present.</i></p>			
Project dates (fieldwork)	2 nd February 2011		
Previous work (Y/N/?)	N	Future work	N
P. number	4126	Site code	
Type of project	Archaeological Monitoring & Recording		
Site status	-		
Current land use	Hardstanding seating area		
Planned development	Single storey front extension		
Main features (+dates)	None		
Significant finds (+dates)	None		
Project location			
County/ District/ Parish	Essex	Epping Forest	Epping
HER/ SMR for area	Essex County Council Historic Environment Management		
Post code (if known)	CM16 4AE		
Area of site	Approximately 30m ²		
NGR	TL 4584 0189		
Height AOD (max/ min)	90-100m AOD		
Project creators			
Brief issued by	Essex County Council Historic Environment Branch		
Project supervisor/s (PO)	Adam Dyson		
Funded by	Tradpin Construction Ltd		
Full title	82-84 High Street, Epping, Essex		
Authors	Dyson A		
Report no.	3750		
Date (of report)	February 2011		

82-84 HIGH STREET, EPPING, ESSEX ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

In February 2011, Archaeological Solutions Ltd (AS) carried out a programme of archaeological monitoring and recording at Nos. 82-84 High St, Epping, Essex. The monitoring was carried out during the groundworks associated with the construction of a new single-storey extension to the front of Nos. 82-84 High Street, Epping. The premises currently function as a restaurant. The development will extend the premises into an area of hardstanding currently used as open-air seating.

The site lies within an area of archaeological potential; one which may provide evidence for the development of the medieval and post-medieval town. The site is located along the historic thoroughfare and adjacent to two 18th century listed buildings.

The excavation of approximately 8m of foundation trench was monitored. No archaeological features or finds were present.

1 INTRODUCTION

1.1 In February 2011, Archaeological Solutions Ltd (AS) carried out a programme of archaeological monitoring and recording at Nos. 82-84 High St, Epping, Essex. The monitoring was carried out during the groundworks associated with the construction of a new single-storey extension to the front of Nos. 82-84 High Street, Epping, and were carried out as a condition of planning approval for the works (Epping Forest Ref. EPF/1180/09). The premises currently function as a restaurant. The development will extend the building into an area of hardstanding currently used as open-air seating.

1.2 The monitoring was carried out in accordance with a brief issued by the Essex County Council Historic Environment Management Team (ECC HEM), (dated 07/10/2010), and a specification compiled by AS (dated 26/10/2010), and approved by ECC HEM.

1.3 The monitoring aimed to record and identify any surviving archaeological remains liable to be threatened by the proposed development. The project had the specific aim of identifying any evidence of activity associated with the development of the medieval and post-medieval town.

Planning policy context

1.4 PPS5 states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The Planning Policy Statement aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. It aims to conserve England's heritage assets in a manner appropriate to their significance. It states that opportunities to capture evidence from the historic environment and to contribute to our knowledge and understanding of our past, and to make this publicly available, should be taken, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE (Figs. 1 - 2)

2.1 Epping is a market town in the district of Epping Forest located 5 km south of Harlow and 2km north-west of the intersection of the M25 and M11. The site is on the High Street in the centre of town and approximately 200m south of the parish church.

2.2 Nos.82-84 High Street is a bistro/restaurant located towards the southern end of Epping High Street. The restaurant fronts the High Street but is set back. The proposed extension will occupy this set back area, presently an area of hardstanding used as open-air seating. The extension will provide a covered access to the existing front entrance to the office and a ground floor extension to the restaurant.

2.3 The site lies within an area of archaeological potential, in particular for evidence of the development of the medieval and post-medieval town.

3 THE EVIDENCE

3.1 Topography, geology and soils (Fig. 1)

3.1.1 Epping lies on a ridge of land situated between the River Lea and River Roding and the site is approximately 90-100m AOD. It marks the northern end of the surviving ancient woodland of Epping Forest which prior to the 17th century was known as Waltham Forest. The local geology is London Clay overlain by slowly permeable clayey soil.

3.2 Archaeological and historical background

3.2.1 The earliest surviving record for Epping is in the 1086 Domesday survey where *Eppinges* probably derives its name from 'settlement of the people of the ridge used as a look-out place' (Mills 1991). Epping was a medieval foundation with its primary settlement north of the Cobbins Brook now known as Epping Upland (CHER 3826). The town was a deliberate plantation by the canons of Waltham Abbey, who began assarting by the mid 12th century, to capitalize on trade along the London to Cambridge Road. In 1253 the canons gained a charter and the privilege legalising their use of forest timber to make houses and stalls. The Church of St John the Baptist began was a 14th century chapel and was largely rebuilt in the 19th century (EHER 3813). The town only developed slowly until the 18th-19th centuries when it picked up owing to its location for staging posts between London and Cambridge, Bury St Edmunds and Norwich, with up to 25 coaches passing through each day. Epping was also renowned for its agricultural produce, most notably geese and butter. The stage coach business collapsed with the advent of the railways but Epping's fortunes revived with the introduction of a branch line in 1865.

3.2.2 The area around High Street and Hemnall Street was developed by the early 19th century. Numbers 92 to 110 High Street are all listed buildings mainly of 18th to 19th century date, although 98-102 are timber framed buildings of 17th/18th centuries (EHER 33549, 33548, 33546, 33547). Hemnall Street follows a similar pattern. There have however, been no archaeological finds from within approximately 200m of the site predating the 19th century. A watching brief at 106 High Street revealed no archaeological features (EHER 17804).

4 METHODOLOGY (Archaeological monitoring and recording)

4.1 The archaeological monitoring observed the excavation of c.8m of foundations for the proposed front extension. The trenches were excavated to a width of 0.45m and to a maximum depth of 1.10m. The mechanical excavation was undertaken using a tracked 360° excavator. Exposed surfaces were cleaned by hand and examined for archaeological features. Deposits were recorded using *pro-forma* recording sheets, drawn to scale and photographed as appropriate.

5 DESCRIPTION OF RESULTS Fig.3

5.1 Sample Sections

Sample sections of the stratigraphy were recorded at intervals around the edge of the excavation area. The results are tabulated below:

Sample Section 1 (DP2)

<i>South-west end, south-east facing</i> <i>0.00m = 92.45m AOD</i>		
0.00 – 0.20m	L1000	Timber decking over a mixed modern rubble hardcore.
0.20 – 0.32m	L1001	Made Ground. Mid grey brown, moderately compact, silty clay with occasional gravel.
0.32m+	L1002	Natural. Light yellow orange compact clay.

Sample Section 2 (DP3)

<i>Centre of trench, south-east facing</i> <i>0.00m = 92.53m AOD</i>		
0.00 – 0.20m	L1000	Timber Decking. As above.
0.20 – 0.40m	L1001	Made Ground. As above.
0.40m+	L1002	Natural. As above

Sample Section 3 (DP4)

<i>North-east end, south-east facing</i> <i>0.92.64m AOD</i>		
0.00 – 0.20m	L1003	Paving. Light grey concrete paving slabs over concrete bedding.
0.22 – 0.44m	L1001	Made Ground. As above.
0.44m+	L1003	Natural. As above.

6 CONFIDENCE RATING

6.1 It is not felt that any factors inhibited the recognition of archaeological features or finds.

7 DEPOSIT MODEL

7.1 Over the majority of the site was L1000, timber decking overlying a mixed rubble hardcore. Along the north-east edge of the site was L1003, a layer of light grey concrete slabs overlying a concrete bedding. Beneath L1000 and L1003 was modern Made Ground L1002, a mid grey brown, moderately compact, silty clay with occasional gravel (0.20 - 0.44m thick). Beneath L1002 was the natural orange clay.

8 DISCUSSION

8.1 No archaeological features or finds were present. No evidence of medieval or post-medieval activity associated with the development of the medieval and post-medieval town. Also, no evidence of remains relating to other periods was identified.

DEPOSITION OF THE ARCHIVE

Archive records, with an inventory, will be deposited with any donated finds from the site at Epping Museum. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency. In addition to the overall site summary, it will be necessary to produce a summary of the artefactual and ecofactual data.

ACKNOWLEDGEMENTS

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AS is pleased to acknowledge the advice and input of Mr Adam Garwood of ECC HEM.

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WEB SITES

Heritage Gateway
Unlocking Essex's Past

PHOTOGRAPHIC INDEX



1
Post-excavation view of footings. Looking north-east.



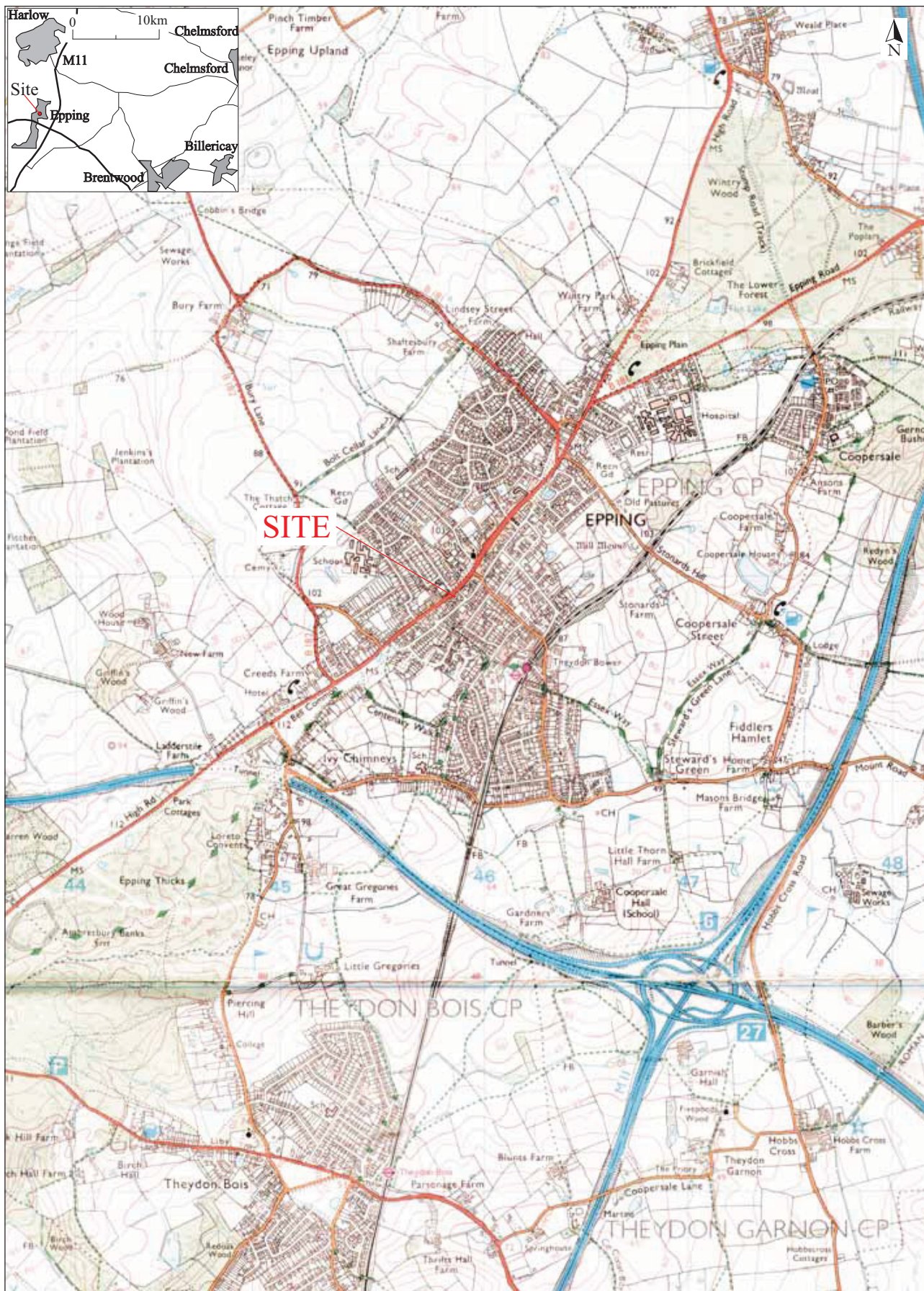
2
Sample section 1. Looking north west.



3
Sample section 2. Looking north-west.



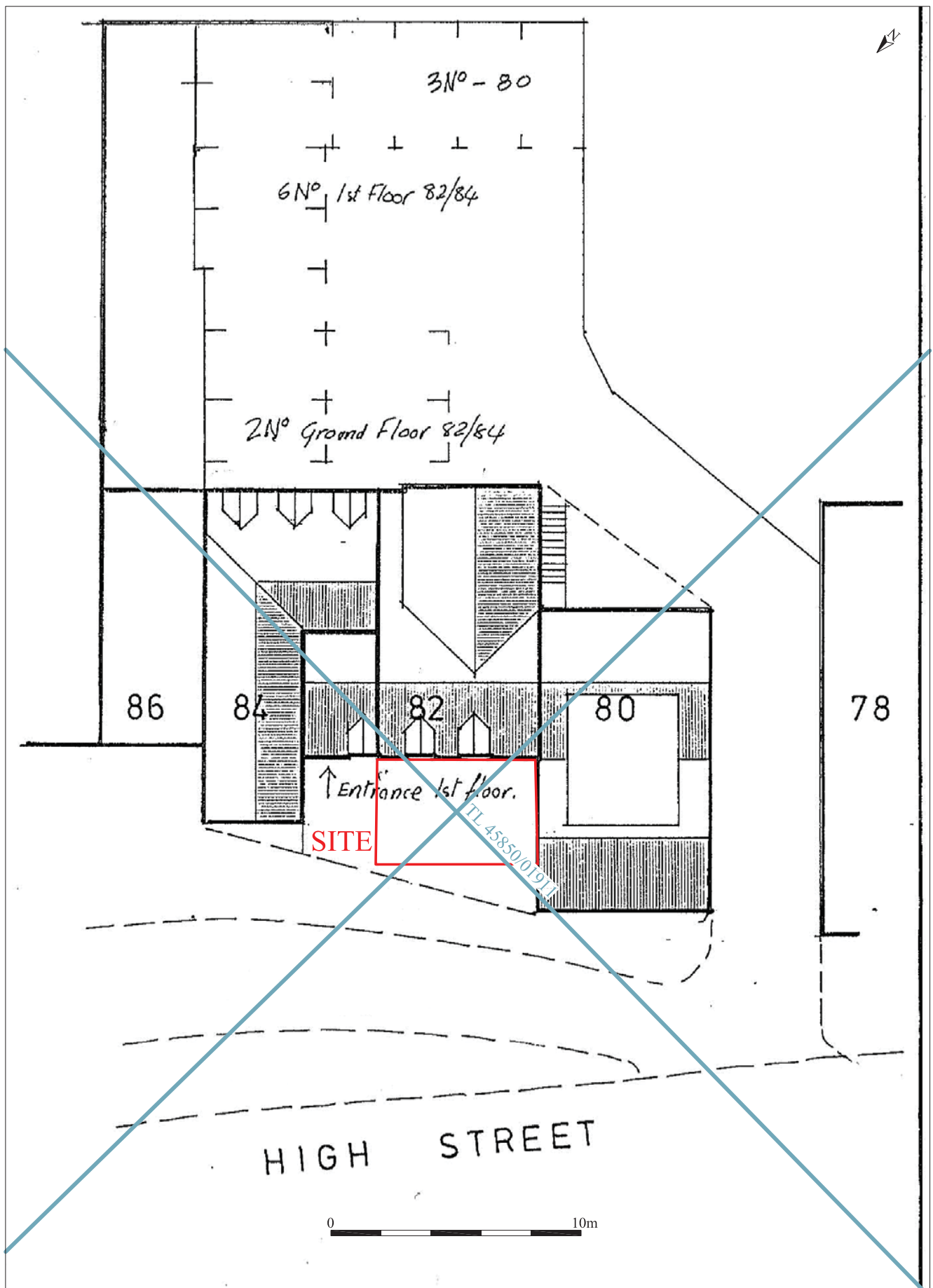
4
Sample section 3. Looking north-east.



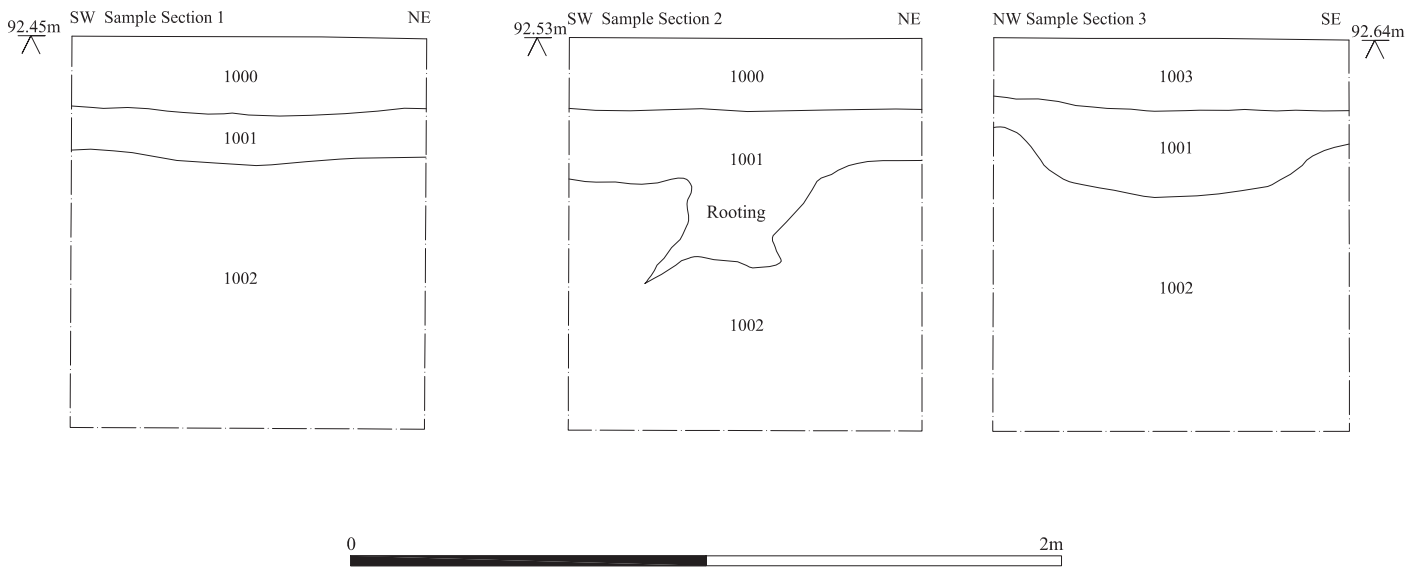
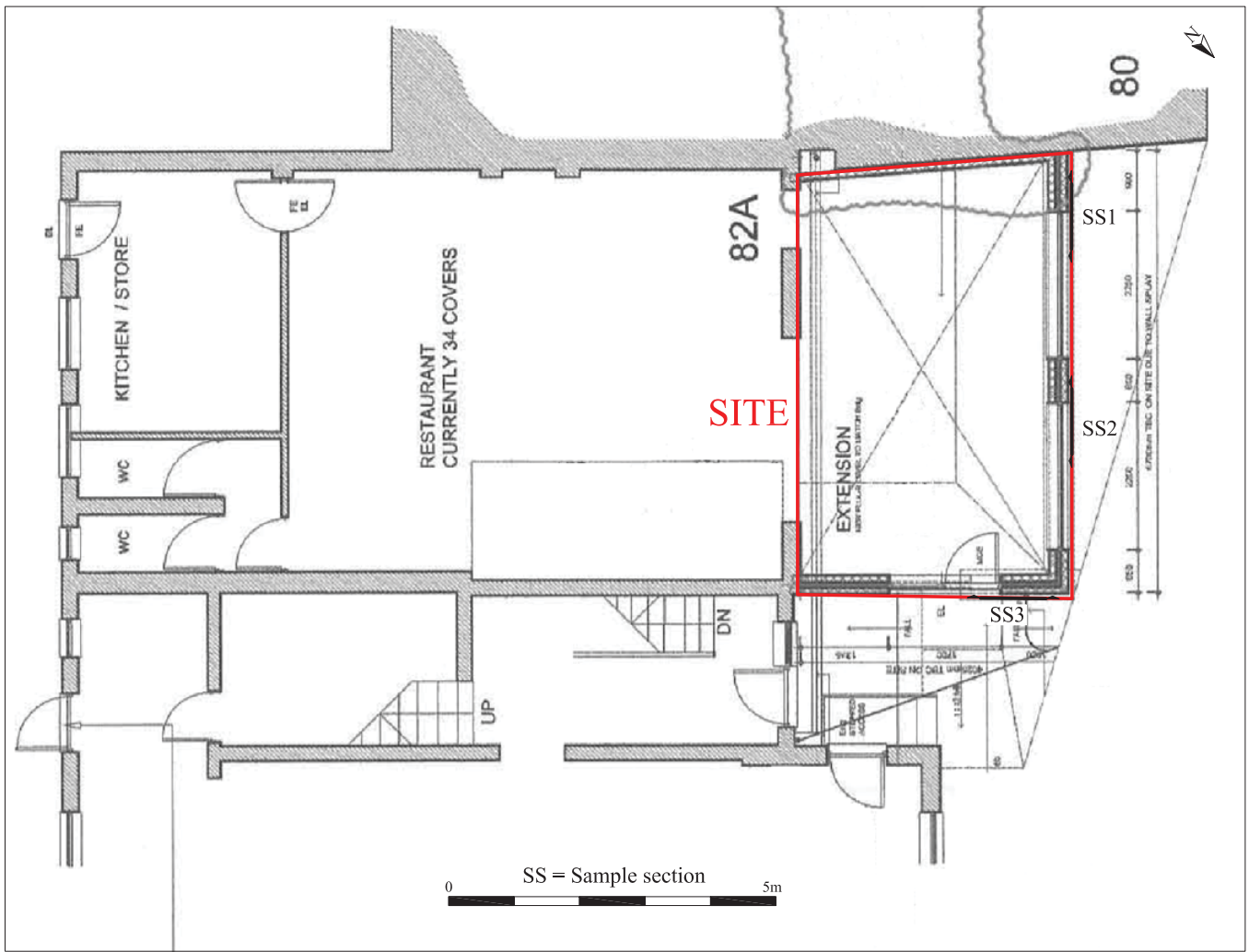
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Fig. 1 Site location plan
Scale 1:25,000 at A4



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Fig. 2 Detailed site location plan
 Scale 1:1200 at A4



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Fig. 3 Trench plans and sections
 Scale 1:100 and 1:20 at A4