

**WARREN LODGE, HIGH ROAD, EPPING,
ESSEX CM16 5HN**

ARCHAEOLOGICAL EVALUATION

Authors: Thomas Muir (Fieldwork and report) Peter Thompson (Research)	
NGR: TL 43712 00442	Report No: 5026
District: Epping Forest	Site Code: EPUW16
Approved: Claire Halpin CMIfA	Project No: 6509
Signed:	Date: 19 January 2016

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OASIS SUMMARY SHEET

Project details			
Project name	<i>Warren Lodge, High Road, Epping, Essex</i>		
<p><i>In January 2016 Archaeological Solutions (AS) carried out an archaeological trial trench evaluation on land at Warren Lodge, High Road, Epping, Essex CM16 5HN (NGR TL 43712 00442). It is proposed to demolish an existing dwelling and ancillary outbuilding and erect one dwelling in their stead with a replacement dwelling for that previously approved with the grounds of Warren Lodge. The evaluation was undertaken in compliance with a planning condition of Epping Forest District Council, as advised by ECC (Planning Approval Ref. EPF/2723/15).</i></p> <p><i>The site had a potential for evidence of activity associated with the Iron Age hillfort, a potential for Roman activity and for activity associated with the medieval forest and manorial site.</i></p> <p><i>In the event the evaluation revealed no archaeological features or finds.</i></p>			
Project dates (fieldwork)	<i>January 2015</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>TBC</i>
P. number	<i>6509</i>	Site code	<i>EPUW16</i>
Type of project	<i>Archaeological Evaluation</i>		
Site status	<i>None</i>		
Current land use			
Planned development	<i>Residential</i>		
Main features (+dates)	<i>Modern pits</i>		
Significant finds (+dates)	<i>None</i>		
Project location			
County/ District/ Parish	<i>Essex</i>	<i>Epping Forest</i>	<i>Epping</i>
HER/ SMR for area	<i>Essex Historic Environment Record</i>		
Post code (if known)	<i>CM16 5HN</i>		
Area of site	<i>m²</i>		
NGR	<i>TL 43712 00442</i>		
Height AOD (min/max)	<i>c. m AOD</i>		
Project creators			
Brief issued by	<i>Essex County Council</i>		
Project supervisor/s (PO)	<i>Thomas Muir</i>		
Funded by	<i>Mr & Mrs Lawrence</i>		
Full title	<i>Warren Lodge, High Road, Epping, Essex CM16 5HN . An Archaeological Evaluation</i>		
Authors	<i>Muir, T.</i>		
Report no.	<i>5026</i>		
Date (of report)	<i>January 2016</i>		

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SUMMARY

In January 2016 Archaeological Solutions (AS) carried out an archaeological trial trench evaluation on land at Warren Lodge, High Road, Epping, Essex CM16 5HN (NGR TL 43712 00442). It is proposed to demolish an existing dwelling and ancillary outbuilding and erect one dwelling in their stead with a replacement dwelling for that previously approved with the grounds of Warren Lodge. The evaluation was undertaken in compliance with a planning condition of Epping Forest District Council, as advised by ECC (Planning Approval Ref. EPF/2723/15).

The Ambresbury Banks Iron Age hill-fort lies adjacent, opposite the site. This is Scheduled as an Ancient Monument (SM24879). Roman occupation of the area is also suggested by the finding of a contemporary Hercules statuette in the vicinity (EHER 3760). In the medieval period, the site lay within Epping Forest where wood-pasture was intercommoned by the tenants of the local manors. The parkland and manor of Copped Hall lay to the north (EHER 3837), and the Warren Lodge site lies on the edge of the extent of the former manorial complex. The Crown granted the Copped Hall land with a licence to enlarge the park in the 12th century to the Fitz Aucher family, later held as a hunting lodge by Waltham Abbey until the Dissolution. The house was demolished in 1748 and a new one built.

The site therefore had a potential for evidence of activity associated with the Iron Age hillfort, a potential for Roman archaeology, and for activity associated with the medieval forest and manorial site.

In the event the evaluation revealed no archaeological features or finds. Five modern pits were present in Trench 1. Though there were made ground deposits and some disturbance within the southern end of Trench 1, and some truncation associated with the construction of the former tennis court, it is likely that if archaeological features had been present within the site they would have been preserved.

1 INTRODUCTION

1.1 In January 2016 Archaeological Solutions (AS) carried out an archaeological trial trench evaluation on land at Warren Lodge, High Road, Epping, Essex CM16 5HN (NGR TL 43712 00442; Figs. 1 – 2). It is proposed to demolish an existing dwelling and ancillary outbuilding and erect one dwelling in their stead with a replacement dwelling for that previously approved with the grounds of Warren Lodge. The evaluation was undertaken in compliance with a planning condition of Epping Forest District Council, as advised by ECC (Planning Approval Ref. EPF/2723/15).

1.2 The evaluation was undertaken in accordance to a brief prepared by the Historic Environment Advisor of Essex County Council (ECC HEA), *Brief for Archaeological Trial Trenching at Warren Lodge, High Road, Epping*, dated 27th November 2015), and a written scheme of investigation (specification) prepared by AS (dated 30th November 2015), and approved by ECC HEA. The project conformed to the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for an Archaeological Evaluation* (2014), as well as the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The objectives of the evaluation were to determine the location, date, extent, character, condition significance and quality of any archaeological remains liable to be threatened by the proposed development.

Planning policy context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF 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. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 The site lies on the north western side of the High Road outside Epping. It comprises the existing mature residential plot of Warren Lodge, with existing ancillary buildings, tennis court/swimming pool etc

3 GEOLOGICAL, ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 The site is located on high ground at approximately 115m AOD overlooking the Lea Valley to the west, and is situated within historic Epping Forest. The solid geology of the Epping area comprises chalk overlain by London Clay (BGS 1978). In some areas more superficial Claygate Beds and Head Deposits are present. The overlying soils are of the Windsor Association, which are described as slowly permeable seasonally waterlogged clayey soils, mostly with brown subsoils (SSEW 1983).

3.2 The evaluation site lies within an area of archaeological potential with the Iron Age hillfort of Ambresbury Banks lying adjacent, just across the Epping Road/High Road to the south, which is a Scheduled Ancient Monument (EHER 24; SAM 24879). No trace of internal occupation has been found, but pottery from the ditch suggests a construction date of the second half of the 1st millennium BC, with reuse in the Belgic period, and it is interpreted that the site was a shelter for people and livestock (Hunter 1999, 49 - 50). Examination of the pollen and sediments in the vicinity indicate that from the Neolithic the area comprised lime-dominated woodlands, which continued through the Iron Age and Romano-British periods.

3.3 Evidence for early occupation on the Scheduled Monument site is seen in knapped flint recovered from the ditch silts including a barbed and tanged arrowhead, which are thought to date to the early 2nd millennium BC. Sherds of handmade flint tempered pottery were also recovered from geological deposits beneath the banks (EHER 25). "Pygmy flints" thought to mean Mesolithic microliths, have been found in this area of Epping Forest although their precise location is not known (EHER 17316). A scattered group of Iron Age gold coins were found by metal detector in 1971-2 to the north of Ambresbury Banks, they included 4 coins of Tasciovanus (c.20-10 BC) and 8 of Cunobelin (c.9 BC-AD 40) (EHER 3744). Roman occupation of the area may also be suggested by the finding of a statuette of Hercules during trench digging in 1942 near the hillfort, although there is some doubt as to its antiquity (EHER 3760).

3.4 In the medieval period, the site lay within Epping Forest where wood-pasture was intercommoned by the tenants of the local manors. The parkland and manor of Copped Hall lay to the north (beyond the M25) (EHER 3837), and the warren Lodge site lies on the edge of the extent of the former manorial complex. The Crown granted the Copped Hall land with a licence to enlarge the park in the 12th century to the Fitz Aucher family, later held as a hunting lodge by Waltham Abbey until the Dissolution. The house was demolished in 1748 having been replaced by a new one (EHER 3838). In medieval and later times several tracks passed through the Ambresbury Banks earthwork, and it was used for quarrying sand and gravel, and possibly as an enclosure for cattle on their way to the London market (EHER 24).

3.5 Dating from modern times, a cast iron post boundary marker with the City of London mark is located on the Epping Road where it borders the site (EHER 3743). A WWII road barrier linked to an anti-tank ditch was located approximately 75m south of the site, although the barrier has now been destroyed (EHER 10349).

4 METHODOLOGY

4.1 Three trenches, 10m x 1.6m (Trench 1), 15 x 1.6m (Trench 2) and 'T shaped' 15m x 1.6 and 10 x 1.6 (Trench 3) were excavated (Fig.3).

4.2 The topsoil/subsoil was mechanically excavated under close archaeological supervision. 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. Excavated spoil was searched for finds and the trenches were scanned by a metal detector.

5 DESCRIPTION OF RESULTS

5.1 The individual trench descriptions are presented below:

Trench 1 (Figs. 2 - 5)

Sample section 1A 0.00 = 115.32m AOD		
0.00 – 0.16m	L1000	Topsoil. Friable, dark greyish brown, sandy silt with sparse small stones.
0.16 – 0.28m	L1002	Subsoil. Firm, dark brownish grey sandy silt with sparse small stones.
0.28 - 0.62m	L1001	Subsoil. Firm, light brownish grey, clayish sand with sparse small stones.
0.62m +	L1004	Natural. Compact, light brownish orange, sandy clay.

Sample section 1B 0.00 = 115.04m AOD		
0.00 – 0.13m	L1010	Building rubble from removal of tennis court.
0.13 – 0.26m	L1009	Made ground
0.26 - 0.48m	L1006	Re-deposited subsoil. Firm, dark brownish grey, clayish silt with tree roots throughout.
0.48 - 0.60m	L1007	Disturbed subsoil. Firm, mid greyish brown, clayey sand with occasional root disturbance.
0.60 - 0.78m	L1005	Disturbed subsoil. Compact, light orange, grey sandy clay.
0.78m +	L1004	Natural. As above, Trench 1.

Description: Trench 1 contained five modern pits with modern CBM and pottery.

Trench 2 (Figs. 3 - 4)

Sample section 2A 0.00 = 115.93m AOD		
0.00 – 0.29m	L1000	Topsoil. As above, Trench 1
0.29 – 0.45m	L1001	Subsoil. As above, Trench 1
0.45m+	L1004	Natural. As above, Trench 1

<i>Sample section 2B</i> <i>0.00 = 115.43m AOD</i>		
0.00 – 0.18m	L1000	Topsoil. As above, Trench 1
0.18 – 0.36m	L1001	Subsoil. As above, Trench 1
0.36m+	L1004	Natural. As above, Trench 1

Description: Trench 2 contained no archaeological features or finds.

Trench 3 (Figs. 3 - 4)

<i>Sample section 3A</i> <i>0.00 = 115.20m AOD</i>		
0.00 – 0.19m	L1008	Tennis court foundation layer. Friable, dark brownish grey, tarmac.
0.19 – 0.30m	L1001	Subsoil. As above, Trench 1
0.30m +	L1004	Natural. As above, Trench 1

<i>Sample section 3B</i> <i>0.00 = 115.84m AOD</i>		
0.00 – 0.09m	L1008	Tennis court. As above
0.09 – 0.20m	L1003	Natural clay deposit. Compact, light orange blue sandy clay.
0.20m+	L1004	Natural. As above, Trench 1

Description: Trench 3 contained no archaeological features or finds. This area of the site overlay the tennis court, and the edge of the swimming pool was evident in the southern end of the trench.

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 The southern end of Trench 1 was disturbed with building rubble (L1010), re-deposited subsoil (L1006) and disturbed subsoils (L1007 and L1005) to a depth of 0.78m. Elsewhere the uppermost layer was Topsoil L1000, a friable, dark greyish brown, sandy silt with sparse small stones (0.16 – 0.19m thick).

7.2 L1000 overlay Subsoil L1002, a firm, dark brownish grey sandy silt with sparse small stones. (0.12m thick). Below L1002, Subsoil L1001, was a firm, light light brownish grey, clayish sand with sparse small stones. (0.11 – 0.34m thick). Below L1001, the natural L1004, was a compact, light brownish orange, sandy clay (0.20 – 0.78m below the present day ground surface).

8 DISCUSSION

8.1 The Ambresbury Banks Iron Age hill-fort lies adjacent, opposite the site. This is Scheduled as an Ancient Monument (SM24879). Roman occupation of the area is also suggested by the finding of a contemporary Hercules statuette in the vicinity (EHER 3760). In the medieval period, the site lay within Epping Forest where wood-pasture was intercommoned by the tenants of the local manors. The parkland and manor of Copped Hall lay to the north (EHER 3837), and the warren Lodge site lies on the edge of the extent of the former manorial complex. The Crown granted the Copped Hall land with a licence to enlarge the park in the 12th century to the Fitz Aucher family, later held as a hunting lodge by Waltham Abbey until the Dissolution. The house was demolished in 1748 and a new one built.

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9 DEPOSITION OF THE ARCHIVE

9.1 Archive records, with inventory, will be deposited at Epping Museum in accordance with their requirements. 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

Archaeological Solutions would like to thank Becky and Greg Lawrence for funding the evaluation and for their assistance. AS would also like to acknowledge the assistance of Mr Alistair Allan of BRD Tech Ltd

AS would like to acknowledge the input and advice of Ms Maria Medlycott of Essex County Council

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PHOTOGRAPHIC INDEX



1
General view of site before excavating the trenches



2
Trench 1 looking south-east



3
Trench 2 looking north-east



4
Trench 3 looking north-east



5
Trench 3 looking north-west



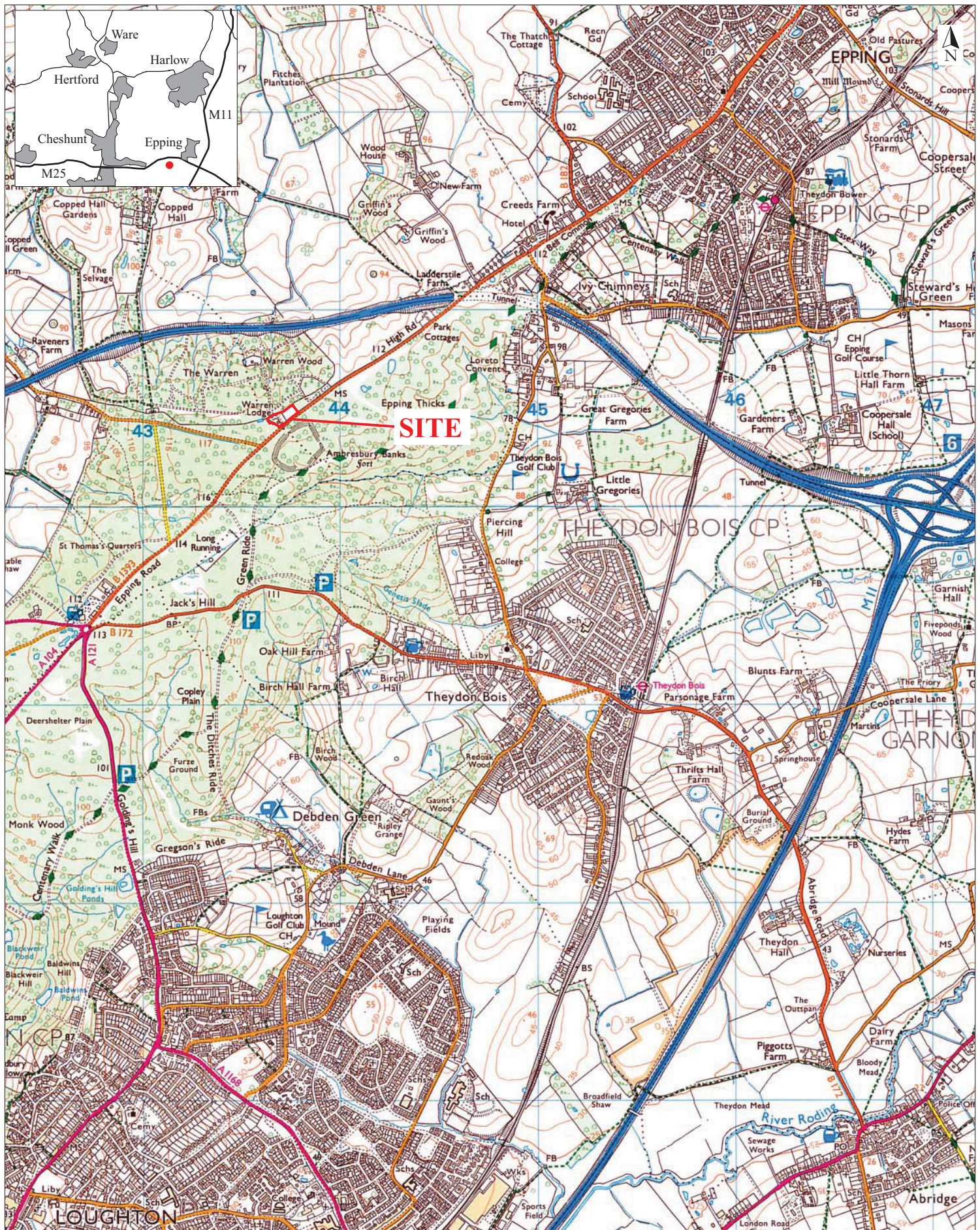
6
Sample section 1A



7
Sample section 2A

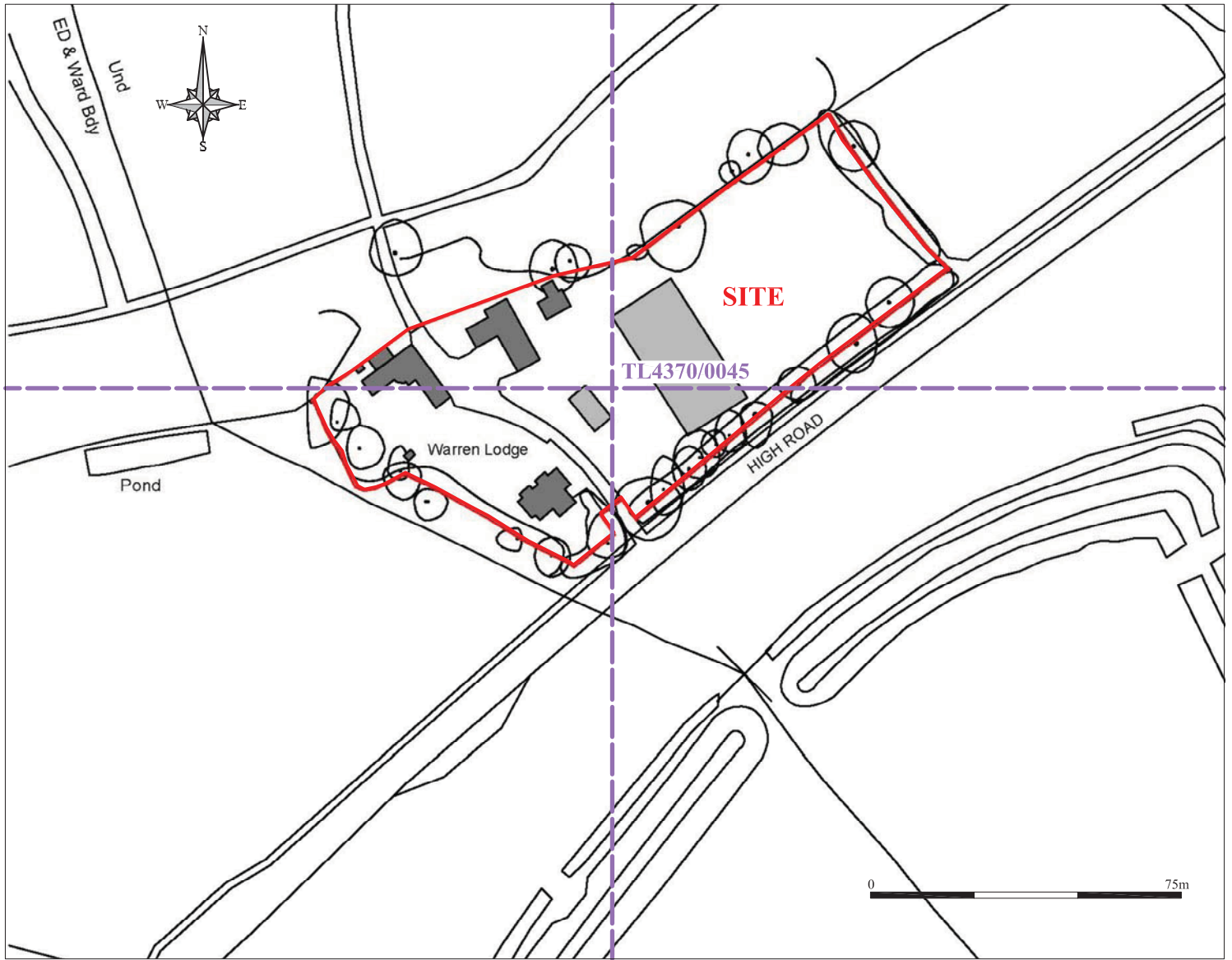


8
Sample section 3A

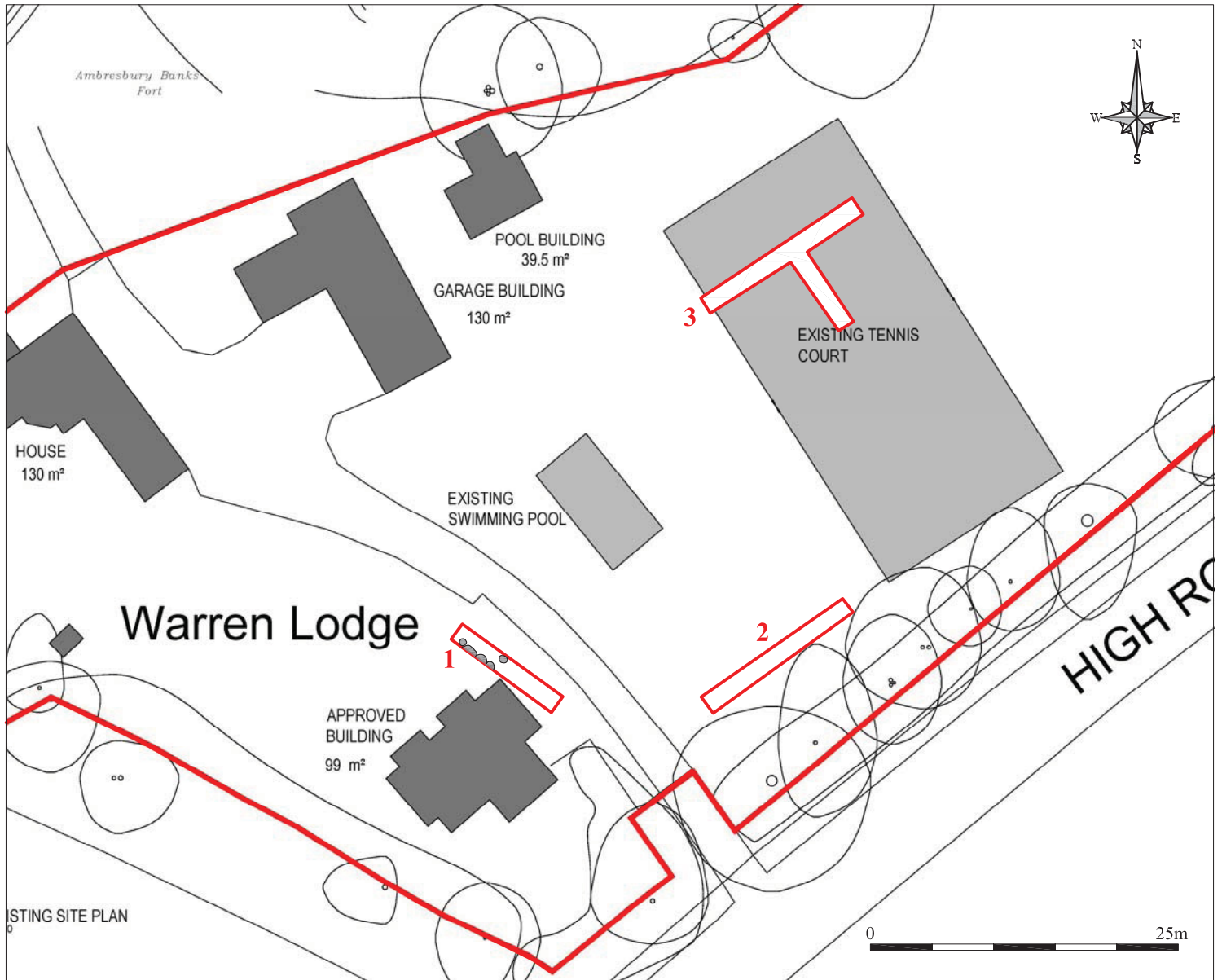


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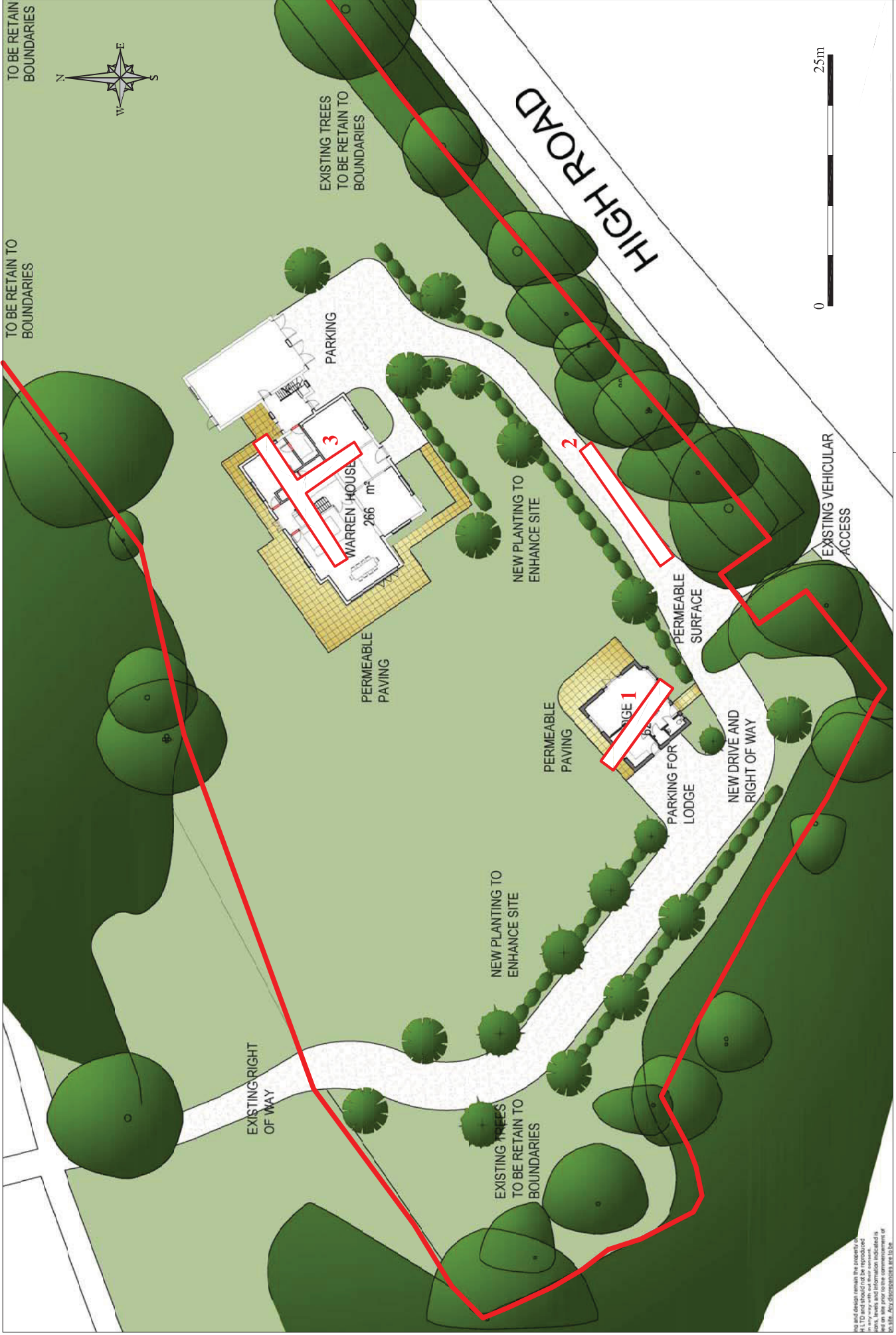
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Fig. 1 Site location plan
 Scale 1:25,000 at A4
 Warren Lodge, High Rd, Epping, Essex (P6509)



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Fig. 2 Detailed site location plan
Scale 1:1500 at A4
Warren Lodge, High Road, Epping, Essex (P6509)



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Fig. 3 Trench location plan
Scale 1:500 at A4
Warren Lodge, High Road, Epping, Essex (P6509)



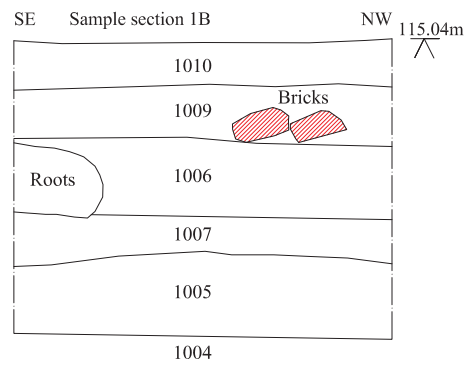
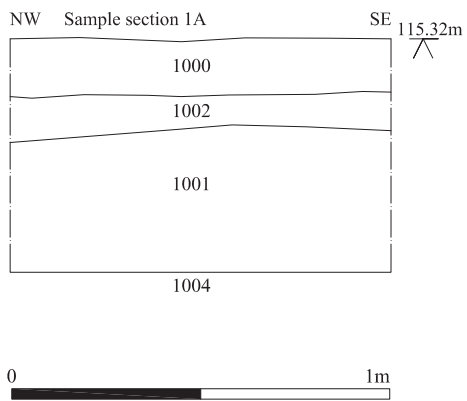
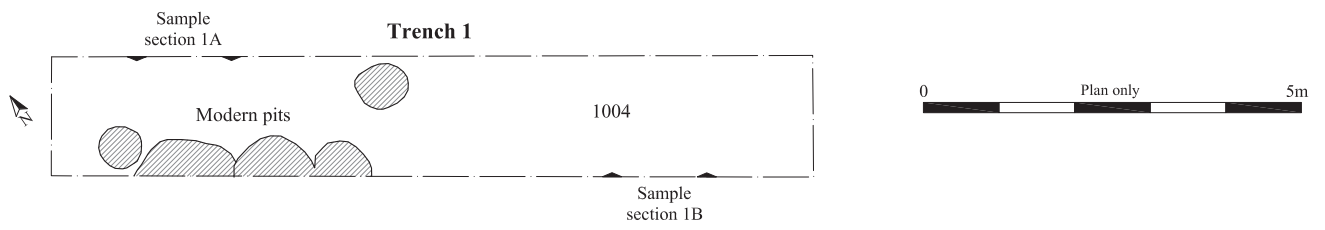
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Fig. 4 Proposed development

Scale 1:500 at A4

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Fig. 5 Trench plan & sections
Scale Plan 1:100, sections 1:20 at A4
Warren Lodge, High Road, Epping, Essex (P6509)