JOHN MOORE HERITAGE SERVICES

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

OF

LAND TO THE SOUTH OF CHIGWELL, ESSEX

TQ 445 931 *centred*

On behalf of

DLA (Landscape Architects & Environmental Planners) Ltd.

JUNE 2008

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1 INTRODUCTION

1.1 Origins of the Report

This archaeological desk-based assessment was commissioned by DLA Ltd. A desk-based assessment represents the first stage of archaeological investigation work, providing an appraisal of the archaeological potential of a site. This allows for the formulation of a more informed and appropriate field evaluation and mitigation strategy for any proposed development.

1.2 Planning Guidelines and Policies

This report has been prepared in accordance with *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment (1990); and with the policies relevant to archaeology in the Draft *East Of England Regional Plan* (2006) and the *Epping Forest District Council Combined Local Plan* (1998), and *Amended Local Plan* (2006). In format and contents this report conforms to the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA September 2001).

1.2.1 Government Planning Policy Guidance

PPG 16 (DOE 1990) provides Government guidance for the investigation, protection and preservation of archaeological remains affected by development. The document emphasises the importance of archaeology (Section A, Paragraph 6) and states that:

> "Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism."

PPG 16 additionally stresses the importance of addressing archaeological issues at an early stage in the planning process (Paragraph 12):

> "The key to informed and reasonable planning decisions, as emphasized in paragraphs 19 and 20, is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal."

The advice given recommends early consultation between developers and the

planning authority to determine "whether the site is known or likely to contain archaeological remains" (Paragraph 19). As an initial stage, such consultations may lead to the developer commissioning an archaeological assessment, defined in the following manner in PPG 16 (Paragraph 20):

> "Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques."

If the desk-based assessment should indicate a high probability of the existence of important archaeological remains within the development area, then further stages of archaeological work are likely to be required. PPG 16 states that in such cases (Paragraph 21):

> "it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist."

Additional guidance is provided if the results of an evaluation indicate that significant archaeological deposits survive within a development area. PPG 16 stresses the importance of preservation (Paragraphs 8 and 18):

> "Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation."

> "The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled."

But acknowledges that (Paragraphs 24 and 25):

> "the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation, during which the archaeological evidence is recorded."

> "Where planning authorities decide that the physical preservation *in situ* of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and

recording of the remains. Such agreements should also provide for
the subsequent publication of the results of the excavation."

This level of work would involve the total excavation and recording of
archaeological remains within the development area by a competent
archaeological contractor prior to their destruction or damage.

**1.2.2   The Draft East of England Regional Plan, The Regional Spatial Strategy
and The Regional Environmental Strategy**

The Draft East of England Regional Plan (2006) recognizes the proposal area as
lying within the area of the London Arc identified by the Regional Spatial
Strategy (RSS), stretching from Buckinghamshire in the west to the Thames.
This arc is cut by three Sustainable Communities Plan Growth Areas - Thames
Gateway South Essex, the London-Stansted-Cambridge-Peterborough Corridor
and Milton Keynes South Midlands. It is the second of the three growth areas,
the London-Stansted-Cambridge-Peterborough Corridor, which is directly
relevant to the proposal area at Chigwell, which lies just east of the M11, the
main axis of the corridor.

The RSS recognises the cultural significance of the historic environment, and
has incorporated into its environmental policies *Policy ENV5: the historic
environment*, which reiterates the respective roles of Planning Policy Guidance
Notes 15 and 16 (PPGs 15 & 16). Additionally, keypoints in the text indicate
why and how the historic environment should be integrated into county and
local plans.

The cultural resource section avers that

> "The historic environment, the region's built and archaeological
> heritage, is central to individual, community and regional identity. The
> Government's statement 'The Historic Environment: A Force For our
> Future' 2001, recognises the historic environment as a powerful
> contributor to people's quality of life, a force for regeneration and a
> potential stimulus to creative new architecture. Policy SS16 (quality in
> the built environment) and policy ENV5 (the historic environment)
> provide further guidance.   The historic environment is integral to
> consideration of tourism, artistic and recreational opportunities in the
> region." (10.5)

The environmental policy provides a structure for the management of the
historic environment within current and proposed settings. This means that the
county and local authorities should endeavour

> "To conserve the wider historic environment that contributes to the
> distinctiveness of the region, local authorities and other agencies should
> afford the highest level of protection to historic and archaeological
> areas, sites and monuments of international, national and regional
> importance. Plans and policies should ensure that new development

preserves or enhances historic buildings and landscapes, conservation areas and important archaeological features and their settings."

Moreover to enable this process of historic environment management to proceed successfully the approach adopted by local development documents and strategies should endeavour to ensure

"• adequate identification and assessment of the range and nature of historic assets, (including the use of new tools such as historic landscape characterisation)

• consideration of the contribution that these make to local character and diversity

• the capacity of these assets to absorb change, together with the impacts that proposals for change will have upon the quality and character of the historic environment both regionally and locally."

And, moreover, that

"In areas identified for growth and regeneration, it is particularly important that the impact of new development on the historic environment is properly understood and considered. The character, significance and opportunities that the historic environment offers should be considered at an early stage in the development process, including the development of master plans and planning briefs."

In addition the Regional Environmental Strategy (2003), "identifies issues relating to erosion of assets and emphasises the need for more robust policies at regional level" as the historic environment has a direct effect on "our modern everyday surroundings through the location of and form of our settlements, historic buildings, industrial sites, field patterns, woodlands, historic parks and gardens, and archaeological sites". These aspects of the historic environment have a "critical role in defining local identity and sense of place" (RES, 2003:15).

1.2.3   The Epping Forest Local Plan

The site lies within the Green Belt. Specific policies deal with this aspect of the site which lies outside the remit of the archaeological assessment. The Epping Forest Local Plan comprises the Combined Local Plan (1998) and Local Plan Alterations (2006). This reiterates a commitment to the principles of PPGs 15 & 16, as stated in Policies HC 1-14 and 16.

The only policies immediately relevant to the proposal site are HC1, 6 and 10. These policies deal, respectively, with 'Scheduled Monuments and Other Archaeological Sites', 'Character, Appearance and Setting of Conservation Areas' and 'Buildings of Special Architectural or Historic Interest' There are no historic buildings on the site, although there are a number of historic buildings in the vicinity. To the north of the proposal area is Chigwell village, which is a

Conservation Area.

> "On sites of known or potential archaeological interest, planning permission will only be granted for development which would not adversely affect nationally important remains, whether scheduled or not, or their settings. The Council will also require:
> (i) the results of an archaeological evaluation to be submitted as part of any application;
> (ii) the preservation in situ, and provision for appropriate management, of those remains and their settings considered to be of particular importance;
> (iii) provision for recording and/or excavation by a competent archaeological organization prior to the commencement of development, where in situ preservation is not justified (HC1)."

To this end, the District Council policy justification paragraph 6.7 notes that:

> "Essex County Council maintains a "Sites and Monuments Record" (SMR) for the County which identifies several hundred sites of archaeological interest. The majority of these sites are not considered to be of national importance, but they still have a heritage value and should, therefore, receive careful consideration within the planning process. The SMR is not a complete record and is reviewed and updated regularly by the County Council. The County Archaeologist should be consulted about sites of potential interest, whether or not they are included in the SMR. PPG16 specifically advises early consultation on these matters to try to ensure that the needs of development and archaeology are reconciled."

Moreover, in paragraph 6.9 that

> "In implementing Policy HC1 the Council will use the specialist advice of the County Archaeologist and will follow the latest Code of Practice of the British Archaeologists' and Developers' Liaison Group. In the case of criterion (i), the Council will consider refusing permission if applications are not supported by adequate documentation. Paragraphs 19 to 22 of PPG16 give advice about evaluation techniques and the appropriate levels of detail."

Epping District Council policy HC6 regarding Conservation Areas, first introduced in the Civic Amenities Act of 1967, places prime importance on the overall aspect of the area defined.

> "Within or adjacent to a conservation area, the Council will not grant planning permission for any development, or give listed building consent or consent for works to trees, which could be detrimental to the character, appearance or setting of the conservation area."

Such a Conservation Area is not in itself homogenous, but, rather, as paragraph 6.30 of the policy justification notes

"These Areas are naturally likely to be of many different kinds. They may be large or small, from town centres to terraces, squares or smaller groups of buildings. They are often centred on Listed Buildings, but this is not a requirement. Pleasant groups of other buildings, open spaces, trees, an historic street or field pattern, village green or features of historic or archaeological interest may also contribute to the special character of an Area. The key point that must be stressed is that it is the character of areas, rather than individual buildings, which the legislation seeks to preserve or enhance."

To this end the significance of character and setting is referred to in paragraph 6.37 of the policy justification;

"Close attention to the setting of the site and the massing, detailing and materials of the proposed development is essential. An understanding of the wider impact of the development in townscape terms is also required."

The policy relevant to Listed Buildings, of which there are a number within the nearby Conservation Area, is HC12, which states

"The Council will not grant planning permission for development which could adversely affect the setting of a listed building."

This sets the context for the Conservation Area. The policy justification paragraph 6.51 clarifies that

"Buildings of special architectural or historic interest which are included in a list maintained by the Department of Culture, Media and Sport are known as "Listed Buildings". A decision to list a building is taken solely on the grounds of its architectural or historic interest…Epping Forest District contains over 1,300 Listed Buildings and other structures"

The paragraph 6.58 further considers the steps to be taken generally in respect of development and Listed Buildings where the two are immediately adjacent,

"In considering any application for Listed Building Consent, the District Council is required to have special regard to the desirability of preserving the Building or its setting or any features of special architectural or historic interest which it possesses."

Paragraph 6.59 extends the concept of setting to views of a Listed Building, and how development relates to other buildings, which themselves may have a particular relationship, such as roofline or sight-line with a given Listed Building

"Development affecting the setting of a Listed Building need not be close to it. Work could be proposed some distance from it, but still be such as to significantly affect the way the Building would be seen, or the way it relates to other buildings and features."

1.3   Aims and Objectives

The primary aim of this report is to provide a professional assessment of the archaeological potential of the proposed development sites. This follows the Government guidance in PPG 16 by presenting a synthetic account of the available archaeological and historic data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.

In accordance with PPG 16, the report presents a desk-based evaluation of existing information. It additionally follows the Institute of Field Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2001). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The IFA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.

- The formulation of a strategy to ensure the recording, preservation or management of the resource

- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with PPG 16, this desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration. It is intended to contribute to the formulation of an informed and appropriate field evaluation and mitigation strategy.

1.4   Methodology

The format and contents of this report are an adaptation of the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA 2001).

The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historic maps. The format of the report is adapted from an Institute of Field Archaeologists *Standard Guidance* paper (IFA 2001).

In summary, the work has involved:

- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Site walkover

The principal sources consulted in assessing this site were:

- Chigwell Historic Settlement Assessment Report

- The Essex Historic Environment Record

- The Archaeology Officer for the Essex County Historic Environment Management Team

- The Essex County Record Office

- The holdings of the National Monuments Record at the Archaeological Database Service website

- The holdings of the Cambridge University Collection of Air Photographs

The Essex Historic Environment Record holds details of all known archaeological and historic sites in the vicinity of the proposed development. The Archaeology Officer for Essex County Archaeological Service was able to confirm that there is no recent fieldwork yet to be entered on the County Historic Environment Record in the vicinity of the study area. The Essex Record Office retains the tithe and other historic maps including copies of the Ordnance Survey editions. Research at the National Monuments Record comprised consultation of the aerial photographic collection and listing schedules held by English Heritage. The collection of air photographs held by Cambridge University Collection of Air Photographs was consulted.

A report carried out by Teresa O'Connor (2005) summarising the information for Chigwell held by Essex Historic Environment Record was a key source for the current appraisal of work in the parish which might inform the assessment of the proposed development area. The report was prepared by the Heritage Conservation Branch on behalf of Essex County Council "to inform and advise the planning process" (O'Connor, 2005:3).

There has been no systematic archaeological work carried out within the proposed development area. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within a wider Study Area; this Study Area extends 1500m around the site and also includes a few sites to the north which are beyond that radius, but which are of particular local importance.

Information from these reports and from aerial photographs and historical records has been used to assess the potential for archaeological deposits within the proposed development site. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance. Although selected parts of the local landscape have been the subject of

systematic archaeological fieldwork, this has not covered the entire area. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon the results of local archaeological fieldwork, a study of the available historic maps and aerial photographs and observations made during the site walkover, which provide evidence for the impact of previous land-use and development on the site.

One of the aims of the report is to identify and recommend appropriate targets for field evaluation. This should allow for the identification and location of potential archaeological deposits on the site and provide the evidence necessary to determine their significance and condition. A staged approach of this type will provide the information necessary for the formulation of an appropriate mitigation strategy, ensuring the adequate recording and/or protection of any archaeology encountered within the proposed development area.

There have been no restrictions on reporting or access to the relevant records.

2 THE SITE

2.1 Location (Figure 1)
The site is located in Chigwell CP south of Epping Forest, centred on TQ 445 931. The River Roding takes an approximately north/south route through the historic parish, although forms the western boundary of the modern Civil Parish; the M11 runs parallel to the Roding here.

The site lies about 800m east of the M11. Access to the site is afforded from the west from the A123 and from the east from Vicarage Lane.

2.2 Topography
The site is located on the highland overlooking the Chigwell Brook, surrounding on three sides Nursery Farm, and overlooking the Roding valley to the west; the site rises from 35m to 55m OD from west to east.

The site covers an area of approximately 23.5 hectares, comprising two main areas of 9.3ha and 14.2 ha bisected by a north/south stream feeding the Chigwell Brook, which forms the northern boundary of the site. A number of other drains feed this stream. The western side of the proposal site rolls gently north/south, dropping sharply just to the south of the Chigwell Brook. The eastern side of the site undulates from west to east rising to a height of just over 55m OD in the southeast corner.

The site comprises six whole fields and significant portions of two others. These can be characterised as three western fields, measuring 9.3ha, divided up by mature hedgerows with several species, and five eastern fields, measuring 14.2ha, which are divided by a mixture of hedgeline, and hedgeline and drain;
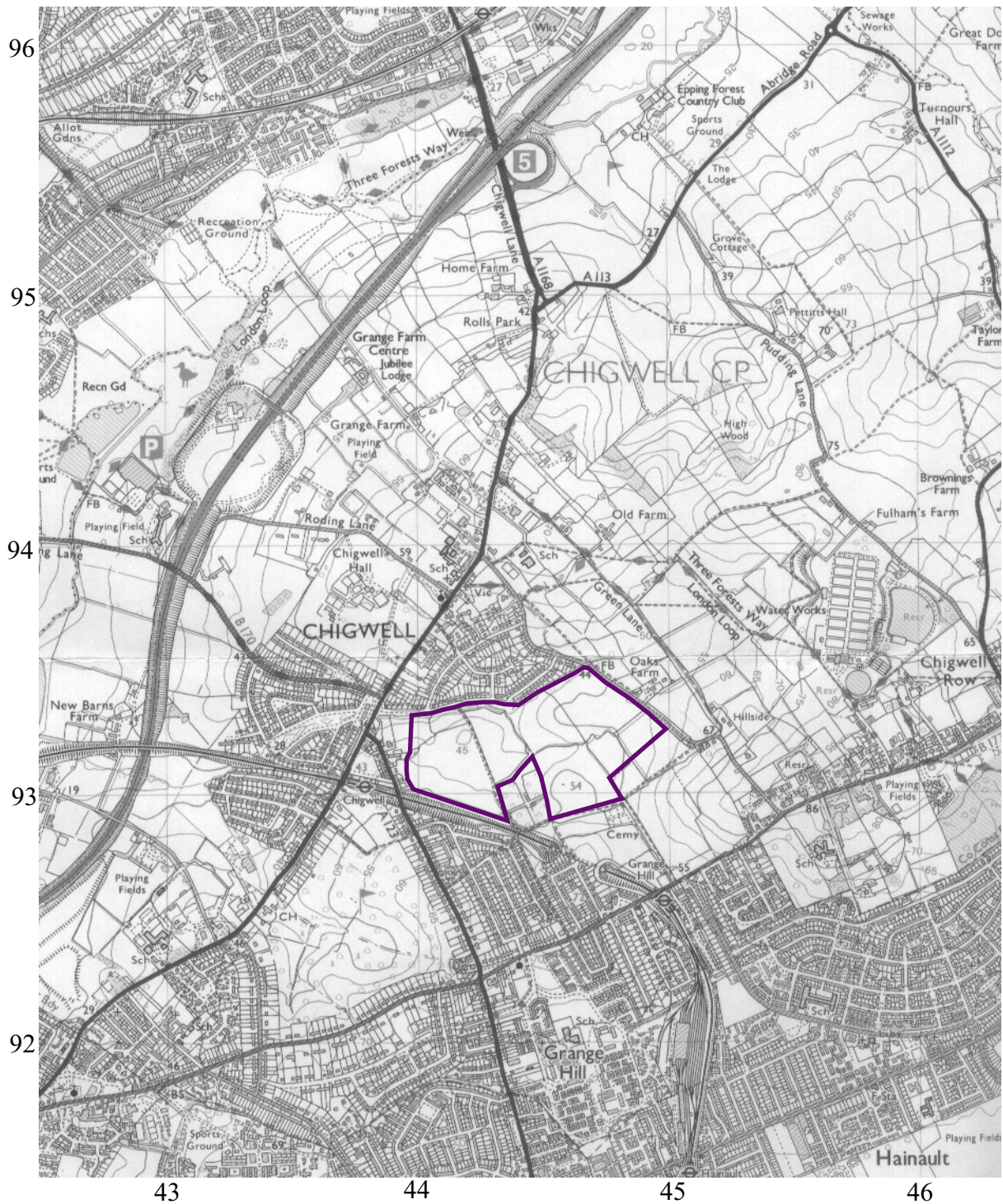
Figure 1. Site location

on the eastern side the hedgeline is noticeably less dense with more trees than hedge forming the line of the boundaries between the fields. This eastern part of the proposal area has three streams crossing it on the southern side, feeding the north/south drain, and dividing the proposal area into three fields – two of the current fields extend beyond the proposal area. The northeast part of the proposal area, south of the Chigwell Brook is divided into two fields by a hedgeline.

To the north and west of the site is housing; on the north side there are two phases of development, on the west is inter-war, while to the east is post-war housing; dating from between 1951 and 1961; there are historic buildings located on the west side of the site giving onto Hainault Road. The eastern side of the proposal area is bounded by Vicarage Lane, and to the south by the Central Line, Roding Valley branch line.

2.3   Geology
There has been no known geotechnical work carried out within the proposed development area. The 1992 geological maps for the area (Sheets TQ49 SW and SE, Geological Survey of Great Britain (England and Wales)) were consulted to assess the drift and solid geology of the site.

The solid geology of the area is London Clay (c. 55-35 mya) capped with Claygate and Bagshot beds (c. 35 mya); the highlands of Chigwell tend to have a capping of glacial deposits, which extends on the southeast side of the site to Chigwell Row where there are known deposits of such glaciolofluvial sands and gravel, called Lowestoft Till. The lower lying land and river valleys tend to be dotted with second terrace gravel deposits, which have suffered geological degradation as well as more recent human depredations. In these gravels Palaeolithic material has been found, some in sharp condition (Rackham, 1996:7).

2.4   Soils
The soil on the proposal site reflects the underlying drift geology. The proposal site lies across two differing drift deposits; on the southern side of the proposal area are deposits of Lowestoft Till, which is a heavy slow-draining and clay soil – in the main of the Windsor and Wickham (4) series (Rackham, 1996). The effect of this was limited use for arable prior to modern drainage. These clay soils were observed on the south of the proposal area during the walkover. Grassland and woodland are generally accepted to have dominated before the 19th century (Rackham, 1996:2). The gravel deposits, which were seen during the walkover on the north of the site, tend to be lighter and more free-draining (Andover 1 type). However, these gravels while being more predominant on the northern side of the proposal area, were observed patchily across the area.

3   PROPOSED SCHEME OF DEVELOPMENT
The proposed development consists of 23.5 hectares of land situated between Chigwell and Grange Hill, east of the M11 motorway. Consideration is being given to the type of development that would be appropriate for this setting.

4   HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

4.1   Historical Background

4.1.1   Placename Evidence

The origin of the name Chigwell is obscure. There are two possible interpretations; the first, proposed by the English Place-Name Society, may come from *Ciccingawielle*, meaning the spring of Cicca's people with the same personal name which is found in Chignall and Chickney (Reaney, 1935). Ekwall (1960) offers an alternative reading of the place-name based on *Ceagewellam* (1095, Rwrits 18 [Reg ii. 403]) referring to Chigwell, in which case the first element may be *ceacge* 'gorse', yielding a meaning 'well at/by the gorse'. A spring or well (HER No. 4036; TQ 4556 9252) located along the edge of the southern boundary of the parish is said to be the site of the spring; the location of early medieval Chigwell may well be in the immediate environs; although the only early medieval find to date from the area is far to the north at Little London (4058; TQ 4550 9620).

Chigwell is first mentioned in 1086AD in Domesday where it is spelt *Cingheuuella, Cinghe uuela*, it is later referred to as *Chingewell* (1235AD) and *Chyngewell* (1376AD) (Reaney, 1935). Ekwall (1960) citing the Pipe Rolls gives two forms in 1187 and 1190 of *Chiggewell* and *Chigwell*, and later forms of *Chichewell* in 1200 and *Chikewelle* in 1254. Ekwall suggests the relative proximity of both Chingford and Chignall may have exercised some influence over the development of the name, in which case the first element if not 'gorse' may well be 'shingle' rather than a personal name 'Cicca'.

4.1.2   Documentary Evidence

The parish of Chigwell is reasonably well documented historically; whereas, archaeologically it is however very much more poorly known.   The documentary sources provide quite detailed accounts of the increase in size and shrinkage of the various manors and manorial estates and the changes in name they underwent. Moreover, the documentary sources reveal a wealth of detail concerning the continuity of some of the families as land-holders and local worthies. Site references below are given in the form of Figure number where relevant, site location number in bold, Essex HER number, and grid reference

The parish of Chigwell historically comprised about 10 manors (Lysons, 1796:111), spread over three distinct parts of the parish (Powell, 1956), Chigwell village, Chigwell Row and Buckhurst Hill.

The manors are generally identified as

- Chigwell Hall (HER 4093; TQ 4280 9430)
- West-Hatch (HER 45842; TQ 4320 9244)
- Appletons (HER 45843; TQ4480 9380),
- Grange (HER 45845; TQ4450 9243)
- Luxborough (HER 45847; TQ4262 9291)
- Barringtons − also known as Rolls or Little Chigwell (HER 4033; TQ

4480 9490)
- Buckhurst – also known as Munken-Hill or Monkhams (HER 45844; TQ4051)
- King's Place – also known as Langfords or Potells (HER 45848; TQ4638 9483)
- Stocktons also known as Serjeants (HER 45848; TQ4638 9483)

and
- Woolston (HER 33908; TQ 4498 9573).

As is clear from the list above, some are better known thanothers, notwithstanding an almost total lack of archaeological knowledge regarding all of them.

The manors of particular interest to the current desk-based assessment are those of Grange, West Hatch, Luxborough (located south and clockwise from the site), Chigwell Hall and Appletons. The three manors of Grange, Chigwell Hall and Appletons are within 600m of the site boundary to the south, north and east. To the southeast of the proposal site was Chigwell Row, also within c. 600m of the study area.

<u>Chigwell Hall</u> (Fig. 3, **18**, HER 4093; TQ 4280 9430); (Fig. 3, **19**, HER 4032; TQ 4280 9430); (Fig. 3, **17**, HER 19794; TQ 4386 9407)
Chigwell Hall was the chief manor at Chigwell. It originally also comprised Grange, West Hatch and Luxborough manors. The medieval manor house (HER 4093; TQ 4280 9430) and (HER 4032; TQ 4280 9430) was located by the River Roding, just west of M11, currently the site of a bird sanctuary; the post-medieval manor house (HER 19794; TQ 4386 9407) was located c. 300m to the east by the church of St. Mary (HER 33951; TQ4410 9378), in the village. The site of the moat was backfilled in 1937 by the RAF, prior to the construction of a balloon station located between the M11 and Chigwell village – the sub-rectangular terraced lying under the line of the M11. It is located west of the proposal area.

In the time of King Edward the manor was held by Earl Harold, and following the Conquest was granted by Duke William to Ralph de Limesi. The seat of the de Limesis was in Solihull and granted the tenancy in demesne of the manor to Richard de Lucy, Justiciar of Henry II for 1 knight's fee; this he subsequently enfeoffed to Ralph Brito. In 1169, William de Goldingham, who had been enfeoffed of the manor and become Ralph's overlord, then enfeoffed Ralph's son, Robert, for 1 knight's fee. Under Richard I Robert was imprisoned and had his manor seized; he had in the meantime, however, leased it to a Londoner Andrew Blund, who in turn sued Robert's son, William Brito. The case rumbled on for twenty years. By 1254, William's daughter was patron of the rectory, and probably held the manor (VCH, 1956:24).

The manor passed to the de Goldingham family sometime soon after this as by 1258 they conveyed that portion of the manor, known as the Grange to Tilty Abbey. The manor stayed in the de Goldingham family till the first quarter of the 14th century, by which time 50 acres adjoining the manor and some of the garden had been inparked by Sir Alexander after 1381. The manor passed into

the Mannock family through Sir Alexander's grand-daughter and was held by them until 1535, when it was sold to Henry VIII. In 1550 Edward VI sold the manor to Sir Thomas Wroth. The Wroths held the manor until 1642 when John Wroth died; his sons divided the estate into Chigwell and Loughton or Luxborough. It is at this point the old site of Chigwell manor was abandoned and the house built anew c. 300m to the east (19794; TQ 4386 9407), just to the west of the church. The manor was again sold in 1669, to Sir William Hicks, Bt. whose family held it until 1800, when it was sold, with West Hatch, to James Hatch of Bromley for £30,000.

An estate map drawn up in 1775 depicts the full extent of the manorial estate across the southeastern and southwestern parts of the parish. The manor passed to James Hatch's grandson James Mills in 1838 following the death of Caroline Hatch, Hatch's daughter and Mills' aunt; following James Mills' death in 1884 William Rous, James' cousin and another of James Hatch's grandsons inherited the manor. Following his death it was held in trust. In 1839 James Mills' estate comprised the manors of Buckhurst and Luxborough as well as that of Chigwell-and-West-Hatch – about 900 acres.

Appletons now Old Farm (Fig. 3, **21**, HER 45843; TQ 4480 9380)
The manor was probably named after the family of Apilton. Thomas Apilton was known to be resident in the parish during the 14th century, and "was party to a fine of 1402 relating to 180 acres of land and 20 acres of meadow in Chigwell" (VCH, 1956:25) and so it is likely that the manor dates from around this time. It passed out of the Apilton family in the 15th century when Philip Malpas held it. It was probably a relatively small manor, located in Green Lane. Nothing is recorded or known about the medieval house of the manor, although the current building only dates from the latter part of the 19th century. The manor was located north of the proposal area east of Green Lane.

Grange (Fig. 3, **31**, HER 45845; TQ4450 9243)
The manor of Grange, originally part of Chigwell Hall, was gifted to Tilty Abbey in Thaxted, Essex in 1258 by William and Aline de Goldingham. It was located south of the proposal area. It was held by the abbey until the Dissolution when it was leased out by the crown. In 1538 it was bought by Thomas Addington and passed to his son in 1543. In 1555, when the manor was granted to Anthony Browne, the estate comprised 4 messuage, 60 acres of land, 200 acres of meadow, 40 acres of pasture and 10 acres of woodland; the majority of this was used to endow Brentwood grammar school, and confirmed by will in 1565. The school owned the estate until 1900. Grange farm-house was located c. 300m east of the junction of Hainault Road and Manor Road, that is south of the proposal site (VCH, 1956:29). Grange Hill Cf. *la Graunge* (1274AD) which was named for a grange or farmhouse of Tilty Abbey.

West Hatch (Fig. 3, **30**, 45842; TQ 4320 9244)
West Hatch is recorded from the latter half of the 14th century, when in 1359 a line of possession traces from William de Melcesborn who gave the freehold of West Hatch to Nicholas Ploket. When the latter died thirty years later the land passed to Sir Alexander de Goldingham and the two estates were subsequently frequently described as the manor of Chigwell-and-West-Hatch. The manor

may well have included land at Buckhurst, as the deeds in 1389 describe the tenements and land as being called 'le Westhach and Bookhurst' (VCH, 1956:25). In 1410 Sir Walter Goldyngham settled the estate on Robert Writtle, who died holding it (Lysons, 1796:113). In 1534 George Mannock held it and Chigwell Hall; he sold them both to Sir Thomas Audley. In 1673 it was held by Sir William Nutt; a century later, it was held by James Crokatt, who was also associated Luxborough. The house was rebuilt in the latter part of the 18th century (Lysons, 1796:113). The manor was located c. 900m west of the proposal area.

Luxborough (Fig. 3, **29**, HER 45847; TQ4262 9291)
The manor of Luxborough is held to date from the 14th century sharing its name with William de Lughteburgh, who is named in 1316 in the quitclaim of a messuage and 132 acres; eight years later, William is named in a Forest Roll. In lay subsidies of the late 14th century Robert de Loughtebourgh and his wife were assessed. There is a historical gap until the middle of the 16th century when Francis Saunders and Margaret Valentyne sold 'Loughbroughes' manor to John Stoner, who when he died left the estate to his wife; in 1580 John Stoner's wife Anne conveyed her interest to her daughter Susan Wroth, wife of Sir Robert at Chigwell Hall. The estate was part of the manor of Chigwell Hall until 1642 when John Wroth left it to his nephew also John Wroth.

The house was held by the Wroths until 1716 when it was sold to Robert Knight, cashier of the South Seas Company, passing into the hands of Sir Joseph Eyles, Kt. when the bubble that was the South Seas Company burst and Knight's property went into trust. Nonetheless, by 1744 Knight was about to purchase the manor a second time, when he died, leaving it to his son also Robert, later Lord Luxborough. Chapman and André's map of 1777 depicts the house on the banks of the River Roding with landscaped gardens. Although the medieval house is likely to have been in the same location as the post-medieval house, nothing remains of it or is known of it. Buckhurst manor was also sold to Robert Knight becoming part of Chigwell Hall estate in 1799; it was purchased by James Hatch, who demolished the house at Luxborough. The site was located c. 1.5km west of the proposal site, adjacent to the M11.

Woolston (Fig. 3, **15**, HER 4027; TQ4500 9570)
Woolston Hall can also be traced back to before 1086 when it is referred to as *Ulfelmestunā*, and held by Earl Harold. This is possibly the site, or adjacent to the site of the mill recorded in Domesday (Fig. 3, **6**, HER 4013; TQ 4515 9600).

It was granted to the Sanford family in the 12th century and held by their descendants until 1405 when the then owner granted a life interest in it to his servant John Wele. Wele died in 1420 and the manor reverted to the previous owner's family to be divided between the heirs. The estate was united in 1485 by William Scott and kept in his family. In 1534 it consisted of ca.122 acres including arable, meadow, pasture and woodland. In 1780 it passed from the Scotts to Robert Bodle, a picture-frame maker of London, in whose family it stayed until the 1870s. In 1839 the estate comprised 350 acres. It passed from the Watlingtons to the Ethelstons over the turn of the century when it was invested in trustees; it is now the Epping Forest Country Club.

Barringtons (Fig. 3, **22**, HER 4033; TQ 4480 9490)
The manor may equate to the estate of 2 hides and 15 acres, held by Robert
Gernon in 1086AD, mentioned in the Domesday Book. The estate was granted
by Alberic de Vere to Humphrey de Barenton and held in 1274AD by Nicholas
de Barenton. The family held the tenancy in demesne from the 12th century to
the 16th century. Members of the Barrington family were probably residents at
times during the 14th century. This later became known as Rolls after the family
of William Rolte who also held the manor of Chigwell and West Hatch around
1550AD. Nothing is known of the manor house but the site of Barringtons is
located near the junction of the main road and Pudding Lane, c. 1.5km north of
the proposal site.

The following manors lay within the parish, but are not illustrated as they lie
outside the Study Area.

Manor of Buckhurst alias Munken-Hill alias Monkhams. (HER 45844; TQ4051
9237)
The manor probably formed part of Barringtons manor and was once part of the
lands held of Robert Gernon that descended to the de Montfichet family. In
1135AD William de Montfichet granted his wood of Buckhurst to Stratford
Abbey. The Abbeys estate was increased by other grants through the 13th
century and the manor may have extended into Woodford and Loughton.
Stratford Abbey retained Buckhurst until the Dissolution, they would have
leased it out. Nothing is known of the medieval house, it may have become
incorporated into the post-medieval house or been replaced entirely by the later
house. The post-medieval house is now demolished but was situated in the
southwest corner of Lords Bushes, west of the Roding.

Manor of Stocktons alias Serjeants (HER 45848; TQ4638 9483)
The small manor is known to have existed before 1462AD when a John Stokton
was knighted, he later became the Lord Mayor of London. He held the manor
until 1483AD. Consisting of only 21 acres, the manor is situated in Gravel Lane
in the far north of the parish. Nothing is known of the medieval house but a
number of houses were sited along this road in the post-medieval period and one
of these may have replaced the earlier house.

Manor of King's Place alias Langfords alias Potells, at Buckhurst Hill (HER
45846 TQ4163 9394)
The family of Potel is known in the parish from around 1285AD and the manor
seems to have formed from a separate estate of the larger manor of Chigwell. In
1360AD Edward III purchased a messuage and 92 acres of land from Matthew
de Torkeseye, who seems to have held the estate as a tenant of Chigwell Hall.
The lord of Chigwell Hall released rights to the land in 1372AD. The manor
was known as Langfordes Place by 1485AD possibly named after the family of
Robert Langford who was known in Chigwell around this time. In 1476AD
Edward IV enlarged the estate and granted the whole property for life to Sir
John Risley who died without an heir. It was then granted to William Compton
and passed through his family until ca. 1597AD.The manor included the kings
new lodge in Waltham Forest (later Epping Forest) and manor house situated to

the west of the river on the forest edge.

<u>Other Historic Locations</u>
There are a number of other places in the parish, which were identified by Reany (1935). Placename evidence exists for locations such as Coggeshall or Cocksalls (lost) is *Kockshal'* (wood) 1239AD; in c. 1135 reference was made to 'La Bocherste', an area later referred to as Bucket Hill, meaning a grove of beech trees (*bōc-hyrst*; Ekwall, 1960) and which eventually became known as Buckhurst Hill; Little London is recorded as being bequeathed to the church in 1504 by Richard Kokke when it is referred to as Lytell Lond (Clark, 1998), such a naming is usually held to be ironic (Ekwall, 1960), and suggestive of squalid and poorly built dwellings.

A number of houses and farms can be traced back to the medieval period, Pettit's Hall is *Patyshale* 1462AD, Bowls (local) is probably Bolds (1492AD), Brookhouse Farm is Brokehouse Mede (1527AD), Chigwell Row is Chigwell Rowe (1518 AD), Sheepcotes is Shipcotfeld (1517AD), and Wilkins Farm is Wylkynes (1479AD).

Some houses can be traced back to the post-medieval period but may be of an earlier date such as Rose Bridge which is Rosebrig(g)e Croft, Roose bridge (1550AD), Marchings (HER 1927; TQ 4630 9550) is Marching (1777AD) and Broom Hill is Broomhill (1621AD)

The date of a number of farms and houses can be inferred from the first recorded mention of their medieval tenants, these include; Bennetts Cottages (Thomas Benet 1381AD), Billingsbourne (Richard Billyngburgh 1442 AD), Brownings (Fig. 3, **24**, HER 33917; TQ 4630 9431) (John Brownyng 1465AD), Fullings Farm alias Fulhams Farm (Richard de Fulham 1327AD), Horne Farm (Thomas Horne 1540AD), Millers Farm (Fig. 4, **90**, HER 33923 TQ 4574 9332) (Matilda Mellere 1381AD), Roes Well (William Roe 1594AD), Shepherds Farm (Sarra Shypherde 1381AD), Taylors Farm (Fig. 4, **89**, HER 33939, TQ 4434 9448) (Robert le Taillour 1327AD), Turnours Hall (Fig. 4, **43**, HER 33918; TQ 4598 9572) (John Turnor 1417AD). Hill House was probably the home of John *atte Hyll* (1433AD).

Many of the main roads figure in records from the medieval period. Pudding Lane was called *Patsalls Lane* and Patersall Lane in 1447AD, Vicarage Lane is Wycaryes Lane (1492AD) and Hainault Road (formerly Fortey or Horn Lane) was probably named after Robert ate Forteye who lived in Chigwell in 1293AD. Gravel Lane was Gravelly Lane, (1650AD) and probably existed much earlier.

4.2   **Archaeological Evidence**

4.2.1   **The Palaeolithic Period (250 000 to 10 000 BC)**
There is some evidence for prehistoric settlement in the Chigwell area. Although there is no direct evidence for Palaeolithic activity in Chigwell itself, sites dating to the Lower Palaeolithic have been identified along the River Roding and in the Lower Thames Valley south of Chigwell. Evidence for

Palaeolithic activity may be present in the Pleistocene gravels that are located along the banks of the River Roding within the parish.

4.2.2 The Mesolithic Period (10 000 to 4000 BC)

Mesolithic implements and waste have been found in the district. Flint tools and blades discovered in the wooded area of Lords Bushes (HER 4073, TQ41 93; HER 18366, TQ 4111 9421), once part of the larger Epping Forest, overlooking the western bank of the River Roding. Mesolithic flakes have also been found close to the river (HER 4045, TQ 4560 9630; HER 4059 TQ 4560 9630) in the north of the parish. The presence of these tools suggests the rich woodland and river resources were well utilised in this area during the Mesolithic.

4.2.3 The Neolithic to Bronze Age (4000 to 2000 BC; Figure 2)

It is probable that by the end of the Neolithic period the river valley had been converted to meadow or pasture with the higher ground being mainly wooded with the occasional scattered settlement.

Evidence for Neolithic activity has been found close to the river where implements and traces of domestic waste (Fig. 2, **6**, HER 4081; TQ 4280 9450) were found preserved within a peat layer located within the river gravels. There have been various other findspots of Neolithic flint implements within the parish (Fig, 2, **14**, HER 4096, TQ 44 93; HER 4073, TQ41 93 and HER 18366 TQ 4111 9421), generally located on higher ground or slopes and close to a water source.

4.2.4 The Bronze Age (2000 to 700 BC)

There is no evidence of Bronze Age activity from the district, although there is good evidence from Eastern England as a whole for widespread woodland clearance in the Early/ Middle Bronze Age (1800-1500BC). By the late Bronze Age (1500-800BC) Essex was relatively densely populated, it is probable that there would have been farms along the Roding Valley, and increased clearance of the woodland on the higher ground, a process that continued into the Iron Age.

4.2.5 The Iron Age (600 BC to AD 43; Figure 2)

Iron Age occupation in the surrounding area is evident with the remains of defensive structures at Ambresbury and Loughton Camp. It would seem likely that there would have been some Iron Age occupation within the parish although only a single Iron Age Armorican silver coin (Allen, DF, 1959:272) has been found (Fig. 2, **12**, HER 4091; TQ 44 94).

4.2.6 Un-phased Prehistoric Sites (Figure 2)

Cropmarks are visible along the gravel terrace close to the river (Fig. 2, **8,** HER 4069, TQ 4280 9330; Fig. 2, **11** HER 4071, TQ 4330 9380; Fig. 2, **9**, HER 4078, TQ 4310 9350; Fig. 2, **1** HER 4063 TQ4350 9520; Fig. 2, **10** HER 4077 TQ43209340; Fig. 2, **4** HER 18036 TQ44909550; Fig. 2 **5** HER 4064 TQ45809590) some of which may represent enclosures indicating possible occupation. Some may be prehistoric field boundaries and drainage ditches;
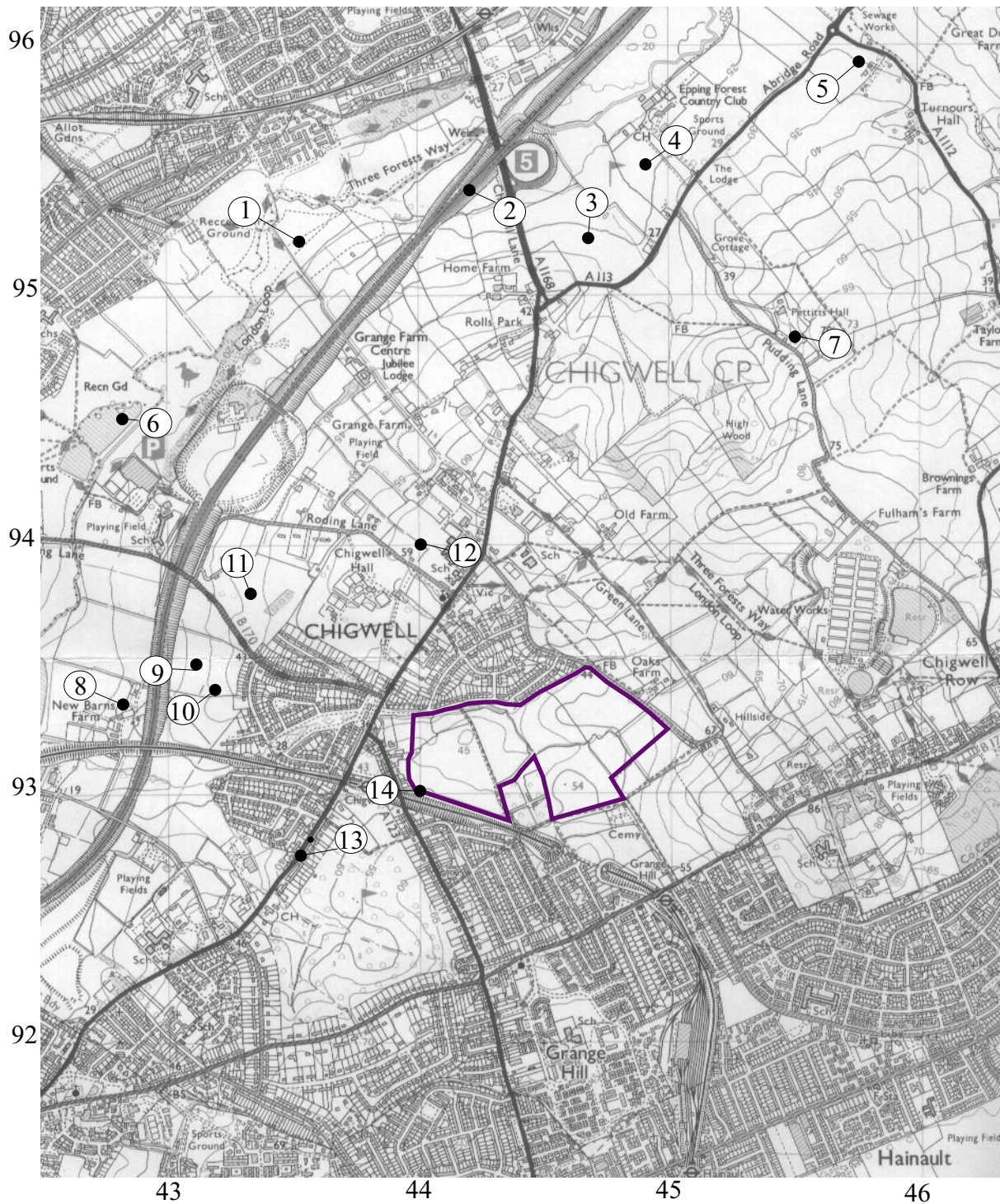
Figure 2. Prehistoric, Roman and Un-phased Prehistoric Sites

others may even relate to World War II defences, although only investigation can confirm this.

4.2.7 The Roman Period (AD 43 to 410; Figure 2)

The London to Abridge road that runs through Chigwell follows the line of an old Roman road. Two sites are believed to be related to the Roman road; a ditched trackway was recorded north of the junction of Abridge Road and Chigwell Lane (Fig. 2, **3** HER 4079 TQ4470 9520), and to the west of this under the line of the M11 a second trackway was also observed (Fig. 2, **2**, HER 18375 TQ4420 9540). Both are believed to be Roman.

At Chigwell the road crosses the Roding to reach Great Dunmow. Three kilometres north of the proposal area, segments of this road (Fig. 2, **7**, HER 4037; TQ 4550 9480) and at (Fig. 2, **13**, HER 4035; TQ 4350 9270) have been discovered. Little London, part of an associated settlement (HER 4057; TQ 4550 9620) was first revealed in 1765; work by West Essex Archaeological Group (HER 4059; TQ 4560 9630) has continued to reveal remains of Roman and later activity.

Chigwell may be the site of *Durolitum* − a military post (*Duro-*) on a ford (-*litum*) − a Roman settlement named on Route IX, from the Antonine Itinery, as being 16 (Roman) miles from Chelmsford and 15 miles from London. Excavations at the Little London site in Gravel Lane have revealed evidence of settlement, including evidence for burial and cremation. It has been suggested that the remains are those from a *mansio* and its service buildings; a well was also recovered. It is thought that the site is associated with the villa at Hill Farm, less than 1km to the west (O'Connor, 2005).

4.2.8 The Late Saxon, Medieval and Tudor Periods (AD 937 to 1603; Figure 3)

There is little evidence for early Saxon occupation in the parish. A single findspot of a 10th century belt (HER 4058; TQ 4550 9620) fitting was found during the excavation, at Little London, of a Roman road, close to Woolston Hall (Fig. 3, **15**, HER 4027, TQ 4500 9570) which is known to have been a *vill* at the time of the Domesday Book. It is possible the settlement was already in use at an earlier

The well or spring (Fig. 3, **32**, HER 4036, TQ 4556 9252) located along the southern boundary of the parish is claimed to be the site of early medieval Chigwell from place-name evidence. The Domesday Book gives an indication of the landscape and settlement of the Chigwell area at the very end of the Saxon period. In common with the rest of the Epping District, it was a relatively well-wooded area and the settlement was probably relatively small and situated within a forest clearing.

There were also arable fields, meadows (along the river valleys) and pasture, both in the form of wood pasture and seasonal grazing on the meadows. In the Saxon period the land was divided into two principal *vills,* comprising Chigwell and Woolston, both of which were held by Harold from King Edward. Prior to 1066AD there were a total of thirty-seven households in the parish of Chigwell,
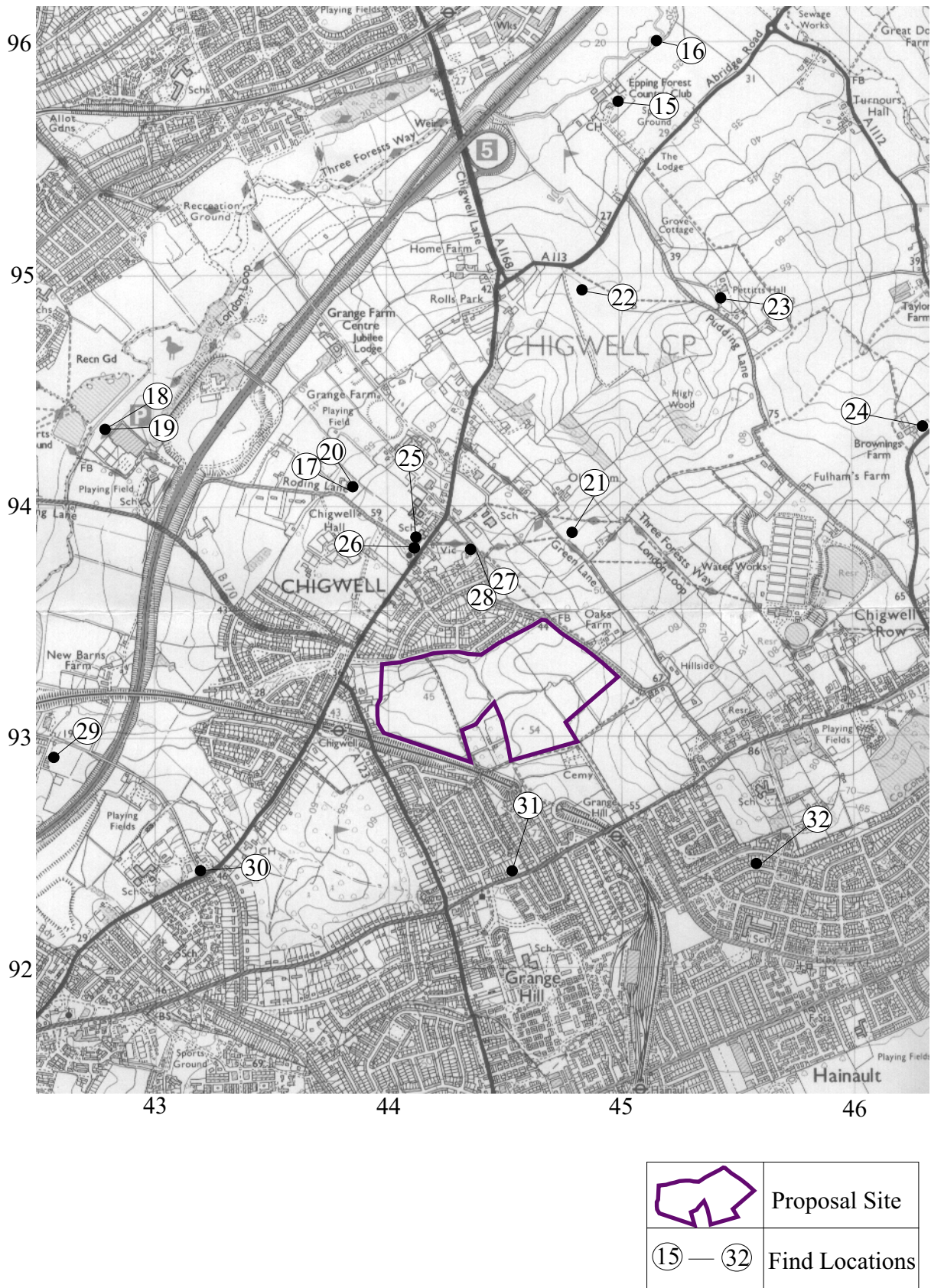
Figure 3. Medieval Sites

the majority of which resided in the *vill* of Chigwell. Chigwell *vill* seems to have consisted of one large estate held by Harold with two smaller holdings that were inhabited and worked by freemen.

Woolston *vill* was smaller, consisting of 3 hides and 40 acres, enough for seven households and with a separate small holding held by a freeman. The parish was clearly well organised and profitable during the Saxon period with sufficient arable land for 23½ plough-teams, 45 acres of meadow and woodland for 881 pigs, which may not necessarily have been all within the parish boundary. There were also two mills, one of which was demolished before 1086AD.

4.2.9 The Landscape of the Medieval and Tudor Periods (AD 1066 to 1603)
(by Teresa O'Connor, 2005)

It is possible to partially reconstruct the medieval landscape of Chigwell using documentary, cartographic and archaeological sources. In 1086 the new Norman landowners were Ralph of Limésy who held Chigwell manor and King William who held Woolston Hall, neither of which were likely to have been in permanent residence at Chigwell. There were forty-three households in the parish, with Woolston gaining four more households since 1066AD. By the 14th century the land held by Ralph had been further subdivided into the manors of Grange (Fig. 3, **31**, HER 45854, TQ 4450 9243), Kings Place and Luxborough (Fig. 3, **29**, HER 45847, TQ 4262 9291), whether these relate to any of the separate landholdings mentioned in the Domesday Book is unclear.

The manor of Chigwell also merged with other manors during the medieval period. The manor of Barringtons (Fig. 3, **22**, HER 4033, TQ 4480 9490) is said to date from before 1086 and so this may relate to one of the separate manors held by Robert Gernon of 2 hides and 15 acres. The manor of Barringtons was divided at some point to form the manor of Buckhurst. By the 15th century two further manors had formed, Appeltons and Stocktons.

The Beach Estate map of 1775 (ERO D/Dda P1 c) shows the manor of Chigwell to be located largely in the southern portion of the parish on both sides of the river and it could be assumed that the medieval manor was similarly placed and of similar extent. This location utilised both of the forests with meadows by the river and arable land further upslope. Woolston was at the far north of the parish with Barringtons in between, both off the main road through the parish. Kings Place, Buckhurst and Grange Hill were all sited on the edge of the forests.

There were four principle landscape areas in Chigwell; the forests, the meadows, the larger open fields in the south and to the west of the main road and smaller regular fields with small clusters of irregular fields to the east of the main road and in the north. On both the Chapman and André map of 1777 and the Beach Estate map of 1775 (ERO D/DDa P1 c) small areas of dense woodland can be seen dotted around the parish.

It is evident from the cartographic evidence that the woodland was more

extensive in the medieval period. The southeastern area of the parish consisted of the northern portion of the Royal Forest of Hainault while the western boundary across the river contained the southern portion of Epping Forest (formerly Waltham Forest). Epping Forest was a huge wood-pasture that was being intercommoned by tenants of neighbouring manors during the medieval period. The north portion is known to have been under cultivation from early in the 13th century. Assarts from the forest were numerous in the 13th century and 14th century, although rarely of more than an acre in extent. With nearly 900 pigs held collectively by the landowners there must have been access to a considerable area of forest to be able to find good pannage.

Hainault Forest was a royal hunting forest since the early 1300's and was of similar character to that of Epping Forest with open areas, wooded areas and a tradition of woodland pasture. There were four gates along the boundary of Hainault Forest, and Collier Row in the north of the parish formed the northeast gate.

The meadow areas are largely found in the north of the parish along the boundary formed by the brook and along the western boundary following the River Roding. The numerous springs and smaller brooks mean that patches of meadow were also to be found dotted around the parish. The meadows and pastures were clearly important resources in the medieval period. In the period between 1066 and 1086, the main landholder Ralph, acquired a significant increase in animal stock and during this time the number of ploughs decreased.

The pattern in farming shifted its emphasis towards the pasturing of stock at the expense of arable farming. This pattern seems to have continued through the medieval period and at Woolston, between the 14th to mid-16th century, pasture land was recorded as being more profitable than arable. The main pasture areas were concentrated in the south though there was a fair mix of both pasture and arable within the rest of the parish.

Adjacent to the river and meadows there seem to be more large open fields, specifically in the south and west. From the tithe maps, where fieldname evidence allows, it is possible to partially reconstruct these once larger fields that were probably common fields used for pasturing. In the west there are many fieldnames that provide no indication of their history with names like 6 acres or 12 acres, though it is possible that they had once formed much larger fields and the naming suggests later divisions. In places there are smaller and more regular square and rectangular fields that suggest a more planned field system.

To the east of the main road there is evidence of strip farming with some of the more regular square and rectangular fields having 'Z' kinks, indicative of former strip divisions in former common fields or former woodland edges. The small clusters of smaller irregular fields may reflect piecemeal encroachment of the forest. Strip farming is evident at Buckhurst Hill, but these were consolidated in the 14th century after coming into possession of Waltham Abbey.

Those people not involved in agriculture probably worked in one of the numerous manor houses or country homes of gentlemen who worked in London. In 1391 there were seventy-two houses mainly scattered throughout the parish. In Chigwell village, a few houses are known to have existed in the early medieval period and by the 15th century there were probably more than a dozen. These tended to be situated near to the manors and farms and along the main routes. In the 15th century, there were a few houses at Buckhurst Hill including Monkhams and Kings Place. Few of these houses survive, two of those that survive date to the late medieval period; they are Brownings Farmhouse (Fig. 3, **24**, HER 33917, TQ 4630 9431) a late medieval timber framed house that was extended in 1800. It is situated in the north of the parish off Gravel Lane. It is a Grade II listed building. The other is Patsalls (Fig. 3, **23**, HER 33966, TQ 4547 9481) a late medieval hall house with later alterations, situated in the north of the parish on Pudding Lane, close to the site of Barringtons Manor house.

Historic Settlement of Chigwell (Fig. 3, **25**, HER 45841; TQ 4413 9380)
Although Chigwell was largely a dispersed settlement with most of the houses scattered throughout the parish there was a defined small village and two other smaller concentrations of habitation. The main settlement of Chigwell parish was a small village located off the main road towards the north of the parish. The village was within the Forest of Essex on the main coaching route to London. As well as the church there was a small concentration of houses along the main road through the village.

The roadside hamlet of Chigwell Row was located southeast of the village on the edge of Hainault Forest. The other hamlet consisted of a group of scattered houses at Buckhurst Hill, located on the west bank of the river within Epping Forest.

Parish Church of St Mary the Virgin (Fig. 3, **26**, HER 33951; TQ4410 9378)
The present parish church existed since the 12th century. It consists of a nave, chancel, south aisle and chapel. It was a typical Norman church with carved lintels and decorated Essex tympana. Of the original church only the south wall remains, the walls are of flint rubble covered with cement and dressing of limestone. There is a Norman doorway and ornamented arch and window also surviving. The church was extended in the 15th century and the north aisle and timber bell turret with a copper tower were added.
It is a Grade II* listed building.

Vicarage (Fig. 3, **28**, HER 45861; TQ 4434 9376) and moat (Fig. 3, **27**, HER 4039; TQ 4440 9374)
A vicarage and rectory are known to have existed since at least 1250AD located within the main village area. The remains of a possible moat (HER 4039) may have been associated with the medieval vicarage. In 1374 the Bishop of London formerly ordained the vicarage.

Manor of Chigwell, later known as Chigwell Hall or Chigwell and West Hatch. (Fig. 3, **18**, HER 4032; TQ 4280 9430, Fig. 3, **19**, HER 4093; TQ 4280 9430)
The manor of seven hides was given in 1086 to Ralph de Limesi whose chief seat was in Warwickshire. The tenancy in chief of the manor descended in the

Limesi family and their heirs the Dodyngsells. Ralph de Limesi's son passed the tenancy in demesne of the manor to Richard de Lucy to hold for 1 knight's fee. Richard *enfeoffed* Ralph Brito and later made William de Goldingham overlord of Brito. Prince John seized possession early in the 13th century from Ralph's son due to his imprisonment. Eventually it was claimed back by the Goldingham family and was held by them until 1531AD when they leased the manor outside of the family to John Kempe who sold it back to the king. In 1537AD the king leased the manor to William Rolte.

The original location of the medieval manor house is unknown; however there is a moated feature (Fig. 3, **18**, HER 4032, TQ 4280 9430 and Fig. 3, **19**, HER 4093, TQ 4280 9430) situated in fields named Great Hall and Little Hall on the tithe maps. No remains of a building have been found. Alternatively the post medieval house may have replaced the medieval manor house, the earliest remains of which date from the 17th century (Fig. 4, **17**, HER 19794, TQ 4389 9407) and are located in the centre of the parish between the river and main road, close to the village.

<u>Manor of Grange</u> (HER Fig.3, **31**, HER 45845; TQ 4450 9243)
An area of land consisting of 3 messuages and 234 acres was granted to the Abbot of Tilty Abbey in 1258AD and it became a grange. It remained in their possession until the Dissolution. The manor is situated on the edge of Hainault Forest in the southeast of the parish and the medieval house has been incorporated into the framework of the later house. A king post of 15th century date survives in the roof of the present house.

<u>Mills</u> (Fig. 3, **16**, HER 4013; TQ4515 9600)
At the time of the Domesday Book only one of two mills survived. The possible site of the 11th century water mill is in the north of the parish along the Roding, close to Woolston Hall. Timbers have been found exposed in the riverbank and several pieces of millstone were also found. It is not known when it went out of use.

4.2.10 The Post-Medieval Period (AD 1604 to 1945)

Historic Settlement of Chigwell (EHER 45841) TQ4413 9380
The history of the proposed development site through this period is discussed in the cartographic evidence section of this report, below. The listed buildings are listed in the gazetteer. The manors of Grange, West Hatch, Luxborough, Chigwell Hall and Appeltons can be seen to surround the site, which in the medieval period had been open fields.

The settlement of Chigwell was always focused on the High Road, where the Church of St Mary was located at the junction of the High Road with Roding Lane, opposite the King's Head Inn. Some grander stucco houses and brick Victorian villas survive from this period.

However, there were two other important foci; visible on the west side of the site comprises Savill's Cottages on the line of the current Hainault Road, with some further extended ribbon settlement to the southwest along High Road.
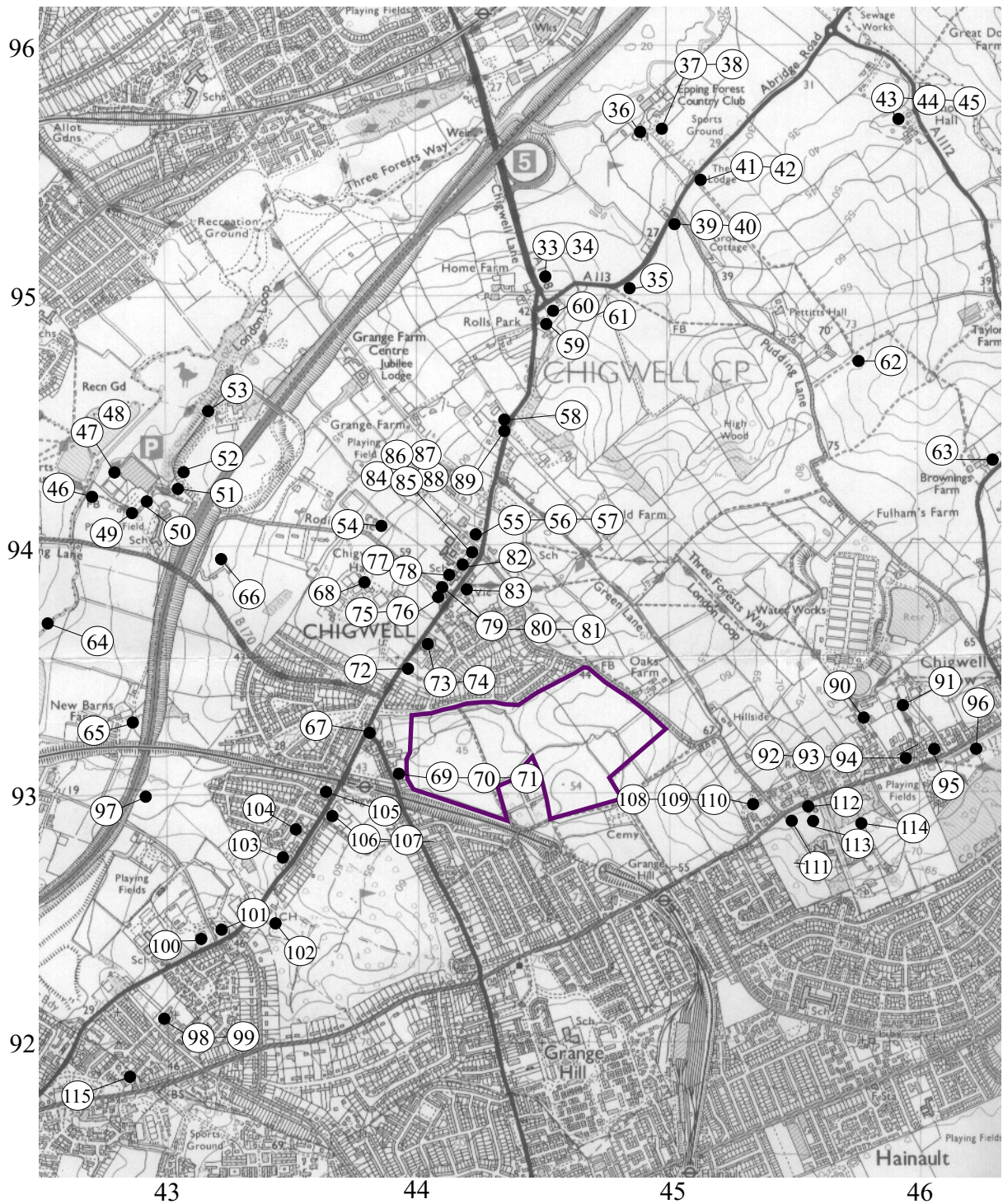
▱ (purple outline)	Proposal Site
㉝ — ⑪⑤	Find Locations

Figure 4. Post Medieval, Modern and Undetermined Sites

To the southeast of the site, Chigwell Row was also developing and expanding as a ribbon settlement, along Manor Road. This growth was to encourage the siting of railway stations at Grange Hill and at Chigwell, itself, in 1903. The stations were opened by the Great Eastern Railway on 1 May 1903 on the Fairlop Loop line between Woodford and Ilford.

As a consequence of the 1921 Railways Act, the GER was merged with other railway companies in 1923 to become part of the London & North Eastern Railway (LNER). In 1935 the Fairlop Loop was taken over by London Underground as part of the 'New Works Programme'.

The site itself was more than likely open field up until its enclosure in the late medieval or early post-medieval period; Teresa O'Connor (Fig. 5; 2005) identifies the fields at the north of the central part of the proposal area as open field. The map evidence for this conclusion will be addressed below. Housing however was continuously being erected in the period from the late Victorian through to the post-war late 1940s. The idea of the 'green belt' was proposed in the mid 1930s, but it was not until the Town and Country Planning Act 1947 that it received legal weight. During the 1950s the Conservative Minister for Housing, Duncan Sandys encouraged strict application of the 'green belt' policy. The air photographic evidence shows construction to the north of the proposal site in the late 1940s, and the those houses visible today north of the proposal site on the east side were largely built then. By the 1950s construction had stopped.

4.2.11 Listed Buildings, Buildings of Local Importance and Buildings of Historic Interest (Figure 4)

There are a large number of Listed Buildings in the vicinity of the study area. Of the forty-three, thirty-eight are Grade II, and the other five are Grade II*. English Heritage defines Grade II structures as being "of special interest, warranting every effort to preserve them", while Grade II* are "particularly important buildings of more than special interest". These comprise largely big houses from the 17th to 19th centuries, although some vernacular buildings are also included. The spread of buildings demonstrates the centrality of the village with some outlying activity at Chigwell Row; country houses and the old medieval manors rebuilt or remodelled for the 18th, 19th and 20th century gentry and wealthy.

The historic buildings in the village of Chigwell line High Road (Fig. 4, **72-89**), showing the focus of the post-medieval village not to have changed since the medieval period. Similarly, Chigwell Row remains an important focus in the parish, albeit one that is growing (Fig. 4, **92-96** and **108-113**) and will continue to grow into the 20th century, to be marked by the opening of a train station at Grange Hill, just to the south.

The only buildings to be in close proximity to the proposal site are Elces (Fig. 4, **69**), a 17th century timber framed lobby entrance house, and two sets of brick cottages 44, 46 and 48 Hainault Road (Fig. 4, **70**) and 50, 52 and 54 Hainault Road (Fig. 4, **71**). To the southwest of these along High Road to Woodford

Bridge ribbon development (Fig. 4, **67**, **98-107**) is also apparent over the course of the 19th century.

Country houses are spread across the parish (Fig. 4, **36-38**; **43-45**; **48**, **54**; **55-60**, **65**, **68**, **92-93**, **98-99**) as are late medieval and post-medieval farms still in use into the 19th century (Fig. 4, **63**, **90**, **91**).

The parish was rural; some evidence of rural industries, such as brick making (Fig. 4, **97**) and milling (Fig. 4, **113** and **114**) are however evidenced.

4.2.11 Modern and Undetermined (Figure 4)

The modern archaeology is composed exclusively of Second World War defences associated with either the RAF No. 6 Balloon Station located at Chigwell, or more broadly the defence of Britain from Nazi attack. The spread of these HER locations (Fig. 4, **46**, **47**, **49-53**, **64**, **66**) covers the area around the former RAF station, now bisected by the M11.

Other sites can be seen located at the key road junctions in the north (Fig. 4, **33-35**, **39-42**, **61** and **62**) and the east (Fig. 4, **95**, **111** and **112**) of the district points to the relative importance that Chigwell was felt to have in the defence of both England and, more specifically, London.   These defences comprise pillboxes and anti-tank defences in the event of a landing by Nazi forces on the Essex coast followed by a push to London

The undetermined archaeology comprises the site of an undated windmill (Fig. 4, **114**, HER 4088, TQ 4580 9290); and a desktop carried out on Grovewood House, Manor Road (Fig. 4, **115**, HER 14984, TQ 4290 9190)

4.2   The Cartographic Evidence

The study of the historic maps has relied on the material held by the Essex Record Office.

The work has focussed on the land encompassed by the proposed development site and confined to those maps which show this land at a sufficient scale to provide specific details about its past character.

4.3.1   The Late Eighteenth Century (Fig. 5)

The earliest depiction of the surroundings of the proposed development sites is provided by the Beach Estate map of 1775; this shows woodland – Lay Grove – just to the west of the proposal area, surrounded to the north, west and south by fields; the proposal area, however, is not shown.

The Chapman and André map of 1777 is the first map to show the site. This map is a rough survey of the site showing the Chigwell Brook to the north of the site, Vicarage Lane to the east and Hainault Road to the west. The division of land into three northwest/southeast-oriented strips, filled with subdivisions of fields is already apparent. There is not much indication of the land-use, apart from the field on the east side of the proposal site along Vicarage Lane, which is shown as a possibly wooded enclosure surrounding a more open area. It has, however, not been possible to interpret the enclosure.

Rose Bridge

Chigwell Brook

Chigwell Brook

N

Chigwell Row

Froghall
Lane

Unscaled

Approximate Site Location
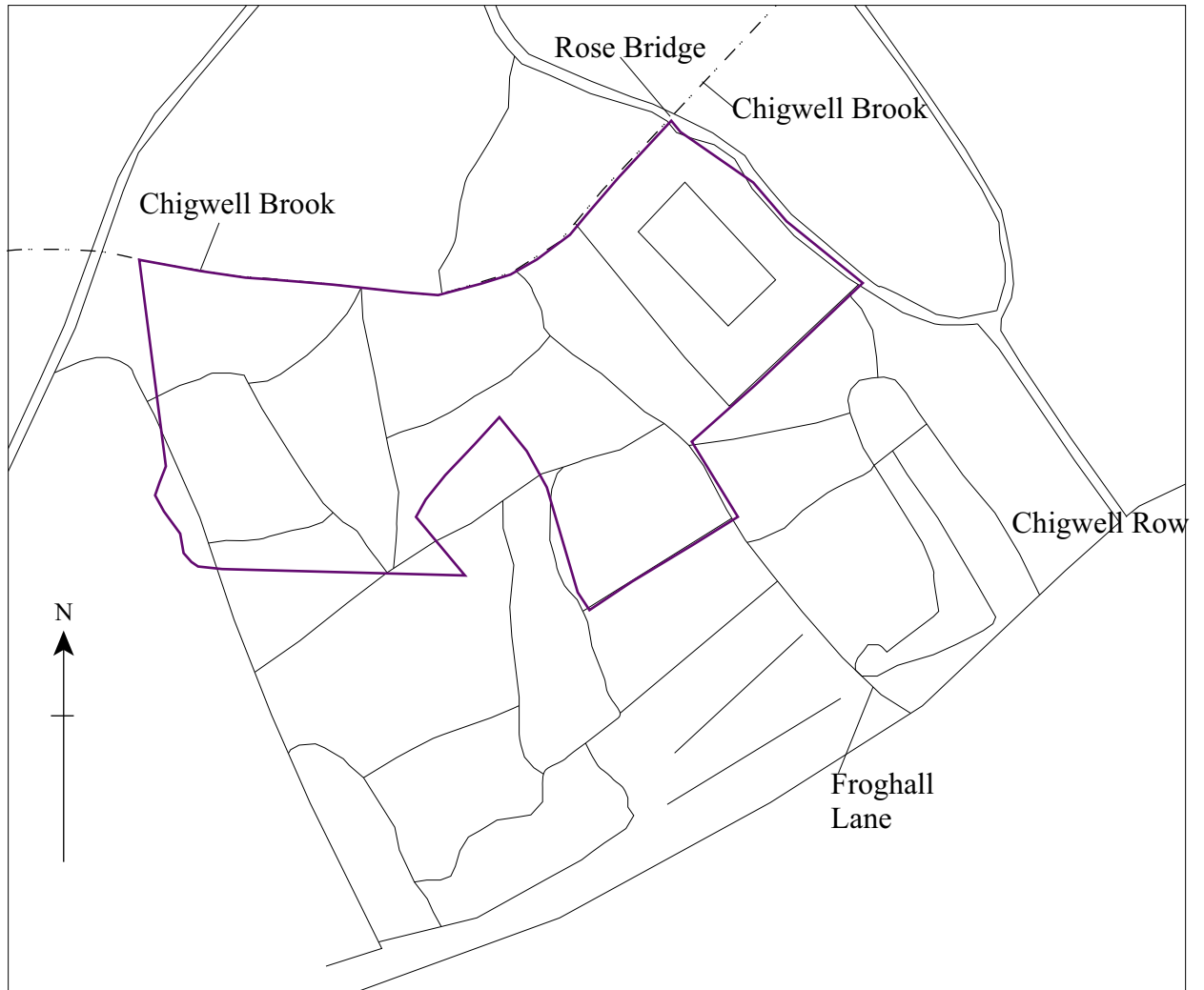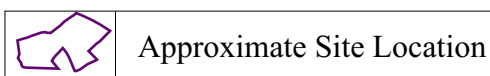
Figure 5. Chapman and Andre Map 1777

29

The central fields identified on the 1838 Tithe Map and 1870 1st Ed. OS as the various Caldhams may have been broader than on the later maps, extending further to the west and comprising the fields known as the Ridings. Looking at a map of the area today now gives an impression of four strips of fields; the Chapman and André 1777 map suggests that the Ridings may only latterly have been created. Such a greater breadth in any case concurs with an approximate equal width of what were probably three historic open fields, taken in and enclosed before the late 18th century.

To the south of this block of fields and the adjacent Caldham fields is Froghall Lane, which runs into the field boundary. Although this green lane does not appear to continue northwest, between the fields, it may well have historically.

### 4.3.2 The Chigwell Tithe Map 1838 (Fig. 6)

The Chigwell Tithe Map dates from 1838. The map covers the whole of the proposed development site and illustrates quite clearly the agricultural nature of the area. The three divisions observed on the Chapman and André 1777 map have become four, which was to continue until the present land-use. The historic fields on the west have been further broken up from four to at least eleven smaller fields, and including domestic occupation and a farm fronting onto the

The fields are listed in the accompanying schedule as either pasture or arable (with some woodland forming boundaries to the east of Cow House Field – now Nursery Farm). The Tithe Map provides us with the first details of the field-names. For the most part these are descriptive: Two & a Half Acres, Four Acres; Hilly Field, Little Hilly Field; Rosebridge Field. Other field names include Further Ridings and Hither Ridings; Hither, Middle and Further Caldham; Little and Great Shades; Workhouse Hoppitt and Derry Downs.

At this stage the proposal site was open land and the farm Nursery Farm did not exist. The land use is a mix of pasture and arable. Pasture predominated on the east side of the site; The Caldhams were under arable, as was Cow House Field, where Nursery Farm now is located; The Ridings west of the Caldhams and north of Cow House Field were under pasture, as were Barn Field, Four Acres, Garden Mead and Little Hilly Field to the west, in the northwest corner of the site. The fields forming the southern and western boundary of the proposal site were also under arable. Three fields adjacent to the Ridings and Cow House Field were under arable.

The fields to the immediate east and northeast of it were called Hither, Middle and Further Caldham (on the 1st Ed OS, they are all designated by the one name, The Caldhams) from north to south away from Chigwell village. It is possible this name refers to *–ham*, a settlement but more likely is *–hamm*, a meadow or pasture; it is clear that *cald* refers to 'cold' or 'exposed'. This would give a meaning for the fields such as 'exposed pasture'. 'Riding' may well refer to clearing, from the OE *ryding*. Workhouse Hoppitt refers to an enclosure ('hoppitt') which may have been held by Epping Poor Law Union in the past.

N

Chigwell
Brook

Rose Bridge

High
Road

Chigwell
Brook

591

589

628

588

656

641

629

587

650

657

588

655

640

630

658

639

Froghall
Lane

654

659

665

660

661

664

Site Location

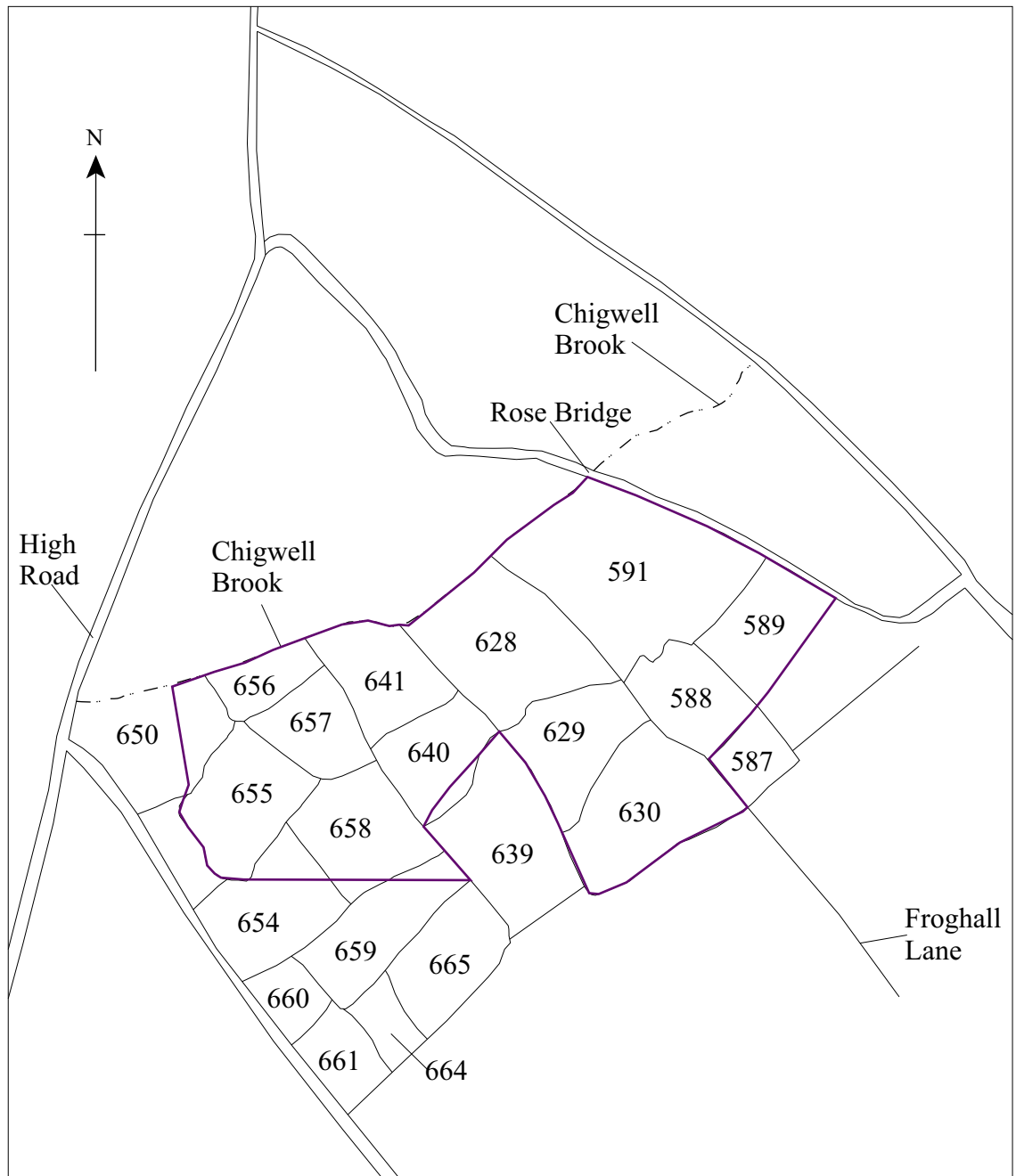0   500 m

Figure 6. Chigwell Tithe Map 1838

Rosebridge Field at the extreme east side of the proposal site refers to Rose Bridge (now Ross Bridge), which crosses the Chigwell Brook; the Rose Bridge is from *hris brycg*, a brushwood causeway; others such as The Shades and Derry Downs are not uncommon, but are also less easy to interpret.

4.3.3 First Edition O.S. 6" Map 1870 (Fig. 7)
The first edition of the OS map for the study area shows that the fields Hither and Further Riding have been made one, and the three Caldhams are now two fields. Derry Downs and Workhouse Hoppitt on the western side of the study site have been built on and are marked as Savill's Cottages. The fields to the east of this new development have largely been amalgamated, and where some thirty years earlier there were eleven or so fields, by 1870 there are only six. The fields on the east side of the proposal area are unchanged.

4.3.4 Second Edition O.S. 6" Map 1898 (Fig. 7)
The second edition map of 1898 shows little change to the map of 1870, although the area east of Savill's Cottages has two fewer fields than in 1870.

4.3.5 O.S. 1:2,500 Revision of 1920
The revised map of 1920 show some changes to the map of 1898. The Central Line has opened and a cutting has been made south of the eastern side of the proposal area. The cut runs northwest/southeast, splitting Savill's Cottages from the village. The fields known as Cow House Field and Further Riding have undergone a change in use to a nursery for the Great Eastern Railway.

4.3.6 O.S. 1:25,000 Map 2005
The 2005 edition shows no changes since the 1920 map. Field boundaries are still the same. Various buildings within what is now Nursery Farm have been replaced, but this is outside the proposal area.

4.4 The Aerial Photographs
Some of the enclosures observed on the early modern and modern map evidence can be seen on the 1986 air photograph from Cambridge. The air photograph does not clearly reveal any other archaeological evidence.

The air photographs from the National Monument Record at Swindon did not reveal any further information of activity which may have occurred within the propsal area, apart from the OS 1991 verticals which revealed the field boundaries visible on the historic maps from 1777 and 1838.

4.5 The Site Walkover
A site walkover was undertaken on Tuesday 3rd June 2008 in fair light and moderately heavy rain which did lighten off over the course of the walk; it was only possible to walk on the edges of the fields as they were all, bar a single field at the south of the proposal area under crop. Photographs of the study site were taken.

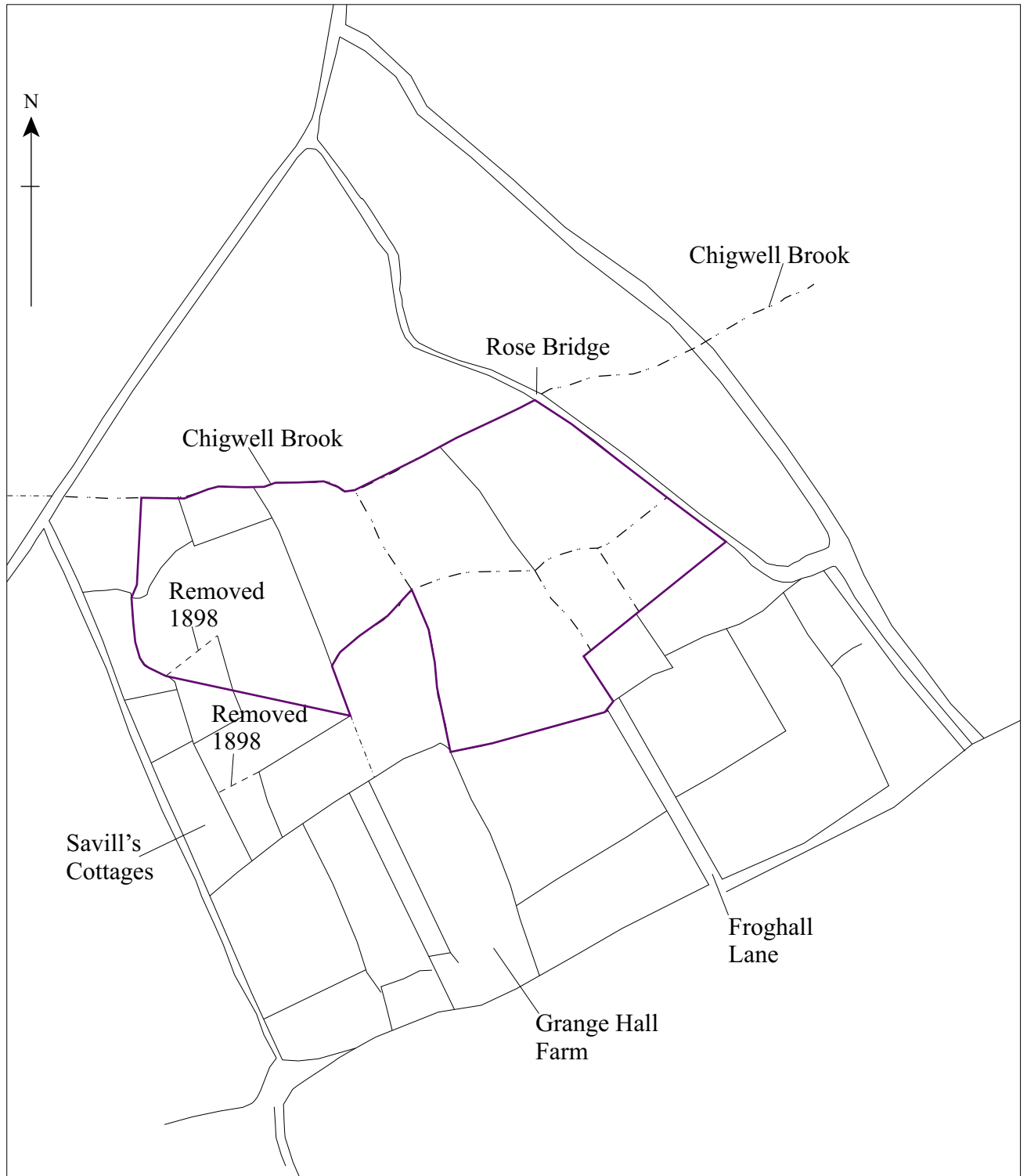Chigwell Brook

Rose Bridge

Chigwell Brook

Removed
1898

Removed
1898

Savill's
Cottages

Froghall
Lane

Grange Hall
Farm

Site Location

0   500 m

Figure 7 . 1ˢᵗ (1870) and 2ⁿᵈ (1898) Edition O.S.6'' Map

The open areas were overviewed from the edges and, where possible, the corners of the fields. Field boundaries were inspected for evidence of age or historic management.

Earthworks

- The drains form longstanding field boundaries, dating back to the late 18th century at least, and in some places are managed, elsewhere they appear to have been subject to less interference. These boundaries are as seen on the 1838 Tithe Map and as on the 1777 Chapman and André map.

Boundaries

- The various field boundaries present today were in the same place as those recorded on the earliest 1777 map; clearly, and conversely, many of the historic boundaries are no longer present.

Areas of Past Impacts

- There were no apparent areas of past impact observed during the site walkover. Late or post-medieval tile was observed lying on the surface of the fields during the walkover. No further finds were observed.

5   DISCUSSION

5.1   The Archaeological Potential of the Proposed Development Site
The known distribution indicates that the proposed development is situated in an area whose evidence for archaeological potential is only very peripheral. The density of remains in the immediate study area is extremely low. However, this reflects the lack of archaeological work undertaken in the area.

Air photographs do not indicate the presence of any remains within the study area, although of course this is not to say that therefore there is no potential for archaeological remains to be present.

The southwest corner of the study area yielded some Neolithic flint, although no evidence for any more extensive remains has been yet recovered. There is no further evidence for either prehistoric or Roman remains in close proximity to the study area. The only Roman evidence located so far in the district is some distance to the north at Little London. It should, nevertheless, not be overlooked that the High Road, which passes through Little London to Abridge, is only c. 100m east of the proposal area; Roman remains have been found at Little London.

There is no evidence for any Saxon or early medieval remains in the immediate vicinity of the site. The medieval manors which are known to have existed in the general vicinity are located at a distance from the proposal area; this varies between c. 300m for Grange and Appletons, and c. 1200m for West Hatch and

Luxborough.

The long strip fields, which form the northwest/southeast boundaries to the modern fields, probably had their origins in late medieval or early modern patterns of enclosure, which predated the Tithe Awards of the early 19th century. The only enclosure that is evidenced in the county records is for the enclosure of Hainault Forest in the 1860s.

The presence of late or post-medieval tile on the fields within the study area is not indicative of itself of any medieval or later occupation of the site. Finds such as pot or tile can easily be explained as the result of medieval or post-medieval manuring; consequently, they do not need to indicate the presence of any archaeological activity below the topsoil.

5.2 The Impact of Previous Development and Land-Use on Potential Buried Archaeological Remains

The proposal site is located between Chigwell to the northwest and Chigwell Row to the east. These are two foci of settlement in the parish; there was a third to the west at Buckhurst Hill, west of the River Roding. To the south of the proposal site was the manor of Grange although the buildings known to be associated with it are largely rebuilt.

The majority of the proposal site has been under long-term arable cultivation. This type of land-use was recorded in the 1820s and 1830s and has continued up until the present day. While modern ploughing is particularly destructive and would certainly impact seriously upon any earthworks that might have existed on the site, it does not appear that there have existed any earthworks in the vicinity since before the 19th century. It should be borne in mind that deep ploughing is also likely to have truncated potential archaeological features cut from horizons below the topsoil, at depths of about 0.45 metres or less.

The depth of soil on the site is unknown. There are no known find spots from the site itself, although Neolithic flint has been recovered from the topsoil on the western side of the site.

6 CONCLUSIONS AND RECOMMENDATIONS

The potential for prehistoric remains on the site is low. Similarly, the potential for Roman is very low to low as it is also for remains from the medieval period. Air photography does not reveal any anomalies indicative of settlement or occupation. Nonetheless, this does not indicate the absence of archaeology.

During the medieval period the proposal area, which is peripheral to the primary focus of the settlement around Chigwell Hall, was more than likely part of the 'infields', that is the agricultural land close at hand, which appears to have been open field. The smaller enclosures within the three major northwest/southeast divisions are late medieval or post-medieval sub-division of the open fields.

Consequently, it is clear from the data, such as maps, air photographs and find-spots, that there exists only limited potential for archaeology on the site.

Nonetheless, it is not possible to exclude totally the possibility of there being buried archaeological remains within the study area.

There are several options available to establish the potential of any possible archaeological remains. These comprise non-invasive and invasive techniques; each has advantages and disadvantages.

The first possibility is initially non-invasive and prescribes a campaign of field-walking. This would involve the laying out of transects across the field with a team collecting surface-finds. This can indicate the presence of activity; however, deep ploughing can move material remains round a field with the result that the original location is not that from where they have been picked up. Conversely, insufficiently deep ploughing can skew results to evidence an absence of activity, because the finds have not been brought to the surface.

Field-walking can only be carried out on ploughed land, preferably without crop, or before the crop breaks the ground. Moreover Medleycott (n.d.) points out that field-walking in Essex has had a less than 50% success rate for Roman and medieval sites, the most easily identified. After an initial phase of field-walking invasive trial trenching would be recommended to confirm the presence or absence of archaeological remains in the areas of both presence and absence of finds.

A second non-invasive possibility is a geophysical survey; this might comprise a gradiometer survey across the whole site. This technique has been employed on various sites in the south Essex area. While such a technique does not reveal all buried archaeological features it usually identifies the larger features and areas of potential. The carrying out of a gradiometry survey and possibly a targeted resistivity survey would be a means of establishing the minimum archaeological potential of the site with a view to an invasive targeted evaluation.

However, the morainic Lowestoft Till may however not be overly conducive to very positive results; work elsewhere in the vicinity on similar geology has not always yielded the best results. Following a geophysical survey a programme of targeted evaluation trenching would investigate any anomalies identified by the gradiometer survey to characterise and date them. The trenching would also be used to confirm the absence or presence of archaeological remains in any apparent blank areas on the geophysical survey.

A third, invasive, possibility is trial-trenching. This is usually based on a 2% sample of the area, with trenches laid out either randomly or else in a zig-zag pattern with trenches at right angles to one another in order to reveal prehistoric field systems, ring-ditches for burial mounds and ring-gullies for houses. While detailed information of alignments and groupings of pits or postholes are less easily recovered with this technique, such features are usually evidenced sufficiently to inform further mitigation.

As both previous campaigns of non-invasive techniques would conclude with an evaluation strategy, it is considered that the best option in this case, based on the potentially poor results to be obtained by both field-walking and geophysical

survey, would be to elaborate an appropriate strategy with the cooperation of the county archaeological service, the Essex County Historic Environment Management Team. Such a first stage of works would inform any subsequent decision within the proposal area.

7   BIBLIOGRAPHY AND SOURCES CONSULTED

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Accesssed: 18 June 2008

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VCH, 1956, Essex Vol 4 Chigwell

7.2   Historic Maps Consulted

The Late Eighteenth Century
         Beach Estate map of 1775: D/Dda P1c
         Chapman and André map of 1777

The Chigwell Tithe Map 1838: D/P 166/27/1
First Edition OS 6" Map 1870

Second Edition OS 6" Map 1898
OS 1:2,500 Revision of 1920
OS 1:25,000 Map 2005

7.3   Aerial Photographs Consulted

Sortie Number	Library Number	Start Frame	End Frame	Date	Scale
RAF/3G/TUD/UK/195	387	5089	5089	10-May-46	1:4900
RAF/3G/TUD/UK/227	445	5056	5058	16-Aug-46	1:4900
RAF/58/4648	2083	194	195	29-Aug-61	1:10000
RAF/58/4646	2204	531	532	28-Aug-61	1:12000
RAF/58/764	3499	5077	5078	28-Jul-51	1:7900
MAL/65098	4203	129	130	28-Nov-65	1:11000
MAL/67074	4820	17	17	29-Jul-67	1:3000
MAL/71058	5905	29	31	19-May-71	1:5000
MAL/71058	5905	195	195	19-May-71	1:5000
MAL/75005	7221	118	119	19-Jan-75	1:10000
RAF/106G/LA/29	8314	4160	4160	07-Aug-44	1:11000
OS/69445	9526	120	121	01-Oct-69	1:7000
OS/91273	13892	100	101	06-Oct-91	1:5500
OS/91273	13892	279	281	06-Oct-91	1:5500

University of Cambridge
CUCAP   RC8-IL   27/02/1986 1:20000

7. 4 Gazetteer of Sites: Prehistoric & Roman (1-14)

Site ID	EHER	Name	NGR	Summary
1	4063	Not given	TQ4350 9520	Cropmarks
2	18375	Land at M11 Junction 5, Loughton, Chigwell	TQ4420 9540	Roman trackway
3	4079	Not given	TQ4470 9520	Roman trackway
4	18036	Woolston Hill Farm	TQ4490 9550	Cropmarks
5	4064	Not given	TQ4580 9590	Cropmarks or track marks
6	4081	Not given	TQ4280 9450	Animal bones, antler pick, hammer stone, organic material, nuts, acorns, twigs etc in a peat lens within gravel.
7	4037	Roman road	TQ4550 9480	Agger
8	4069	Not given	TQ4280 9330	Cropmarks
9	4078	Not given	TQ4310 9350	Cropmarks
10	4077	Not given	TQ4320 9340	Cropmarks
11	4071	Not given	TQ4330 9380	Cropmarks
12	4091	Not given	TQ4400 9400	Iron age Armorican silver coin from Chigwell.
13	4035	Not given	TQ4350 9270	Part of course of Roman road.
14	4096	Not given	TQ4400 9300	Neolithic flint flakes.

7. 5 Gazetteer of Sites: Post-Roman & Medieval (15-32)

Site ID	EHER	Name	NGR	Summary
15	4027	Woolston Hall	TQ4500 9570	Woolston, mentioned in Domesday Book.
16	4013	Not given	TQ4515 9600	11th century water mill (site of).
17	19794	Chigwell Hall (site of)	TQ4386 9407	Mid C17? Manor house and garden.
18	4032	Not given	TQ4280 9430	Homestead moat about 1 mile west of the parish church.
19	4093	Not given	TQ4280 9430	Chigwell moat.
20	19794	Chigwell Hall (site of)	TQ4386 9407	Mid C17? Manor house and garden.
21	45843	Appletons now Old Farm	TQ4480 9380	Medieval manor
22	4033	Barringtons	TQ4480 9490	Barringtons (site of).
23	33966	Patsalls	TQ4547 9481	Late medieval hall house with later alterations.
24	33917	Brownings Farmhouse	TQ4630 9431	Late medieval timber framed house, extended c.1800.
25	45841	Historic Settlement of Chigwell	TQ4413 9380	Medieval settlement at Chigwell
26	33951	Church of St Mary the Virgin	TQ4410 9378	C12 and later church extended in late C19.
27	4039	Chigwell Vicarage	TQ4440 9374	Moat? at Chigwell Vicarage.
28	45861	Vicarage	TQ4434 9376	Medieval vicarage
29	45847	Luxborough	TQ4262 9291	Medieval manor
30	45842	West Hatch	TQ4320 9244	Medieval manor
31	45854	Grange	TQ4450 9243	Medieval manor
32	4036	Chigwell Spring	TQ4556 9252	*Cicca's* well

7. 6 Gazetteer of Sites: Post-Medieval & Modern (33-115)

Site ID	EHER	Name	NGR	Summary
33	10360	Anti-Tank Blocks (destroyed), corner of Chigwell Lane/Abridg	TQ4449 9504	Modern
34	10359	Pillbox (destroyed), corner of Chigwell Lane/Abridge Road	TQ4449 9504	An aerial photograph taken by the RAF in 1946 shows the clear shape of a Type FW3/27A pillbox standing among anti-tank blocks on the E side of Chigwell Lane opposite Home Farm.
35	10362	Anti-Tank Blocks (destroyed), S of Abridge Road	TQ4478 9501	Modern
36	33909	Forecourt walls railings and gates at Woolston Hall	TQ4493 9569	C17/early C18 red brick wall, gates and railings. Grade II
37	33908	Woolston Hall	TQ4498 9573	Late C16 timber framed house.
38	13942	Epping Forest Country Club, Woolston Hall, Abridge Road, Chigwell	TQ4500 9575	Watching brief on foundation trenches.
39	10363	Pillbox (destroyed), corner of Pudding Lane	TQ4505 9534	Modern
40	10364	Anti-Tank Blocks (destroyed), corner of Pudding Lane	TQ4505 9534	Modern
41	10365	Pillbox (destroyed), S of Abridge Road	TQ4513 9546	Modern
42	10366	Anti-Tank Blocks (destroyed), S of Abridge Road	TQ4513 9546	Modern
43	33918	Turnours Hall	TQ4598 9572	C17 red brick house, with substantial alterations in 1860s-1870s.
44	33919	The Studio	TQ4594 9576	C16 barn, partially converted to studio by Ada Palmer.
45	15952	Coach house at Turnours Hall, Gravel Lane	TQ4597 9572	Mid/late C19 coach house.
46	10379	Pillbox (destroyed), RAF Chigwell	TQ4270 9420	Modern
47	10378	Pillbox (destroyed), RAF Chigwell	TQ4277 9433	Modern
48	4094	Not given	TQ4280 9430	Chigwell moat.
49	10380	Pillbox (destroyed), RAF Chigwell	TQ4280 9418	Modern
50	18093	Not given	TQ4290 9420	Modern
51	10381	Pillbox (destroyed), RAF Chigwell	TQ4307 9422	Modern
52	10382	Pillbox (destroyed), RAF Chigwell	TQ4308 9425	Modern

Site ID	EHER	Name	NGR	Summary
53	10377	Former site of RAF Chigwell	TQ4320 9450	Modern
54	19794	Chigwell Hall (site of)	TQ4386 9407	Mid C17? Manor house and garden.
55	33941	Christies	TQ4425 9408	C18 pair of attached timber framed houses. Grade II
56	33942	Proctors and Dickens Cottage	TQ4425 9404	C18 pair of attached timber framed houses. Grade II
57	33943	Hainault House	TQ4423 9401	Late C19 gothic revival house. Grade II
58	33940	Forecourt gateway, railings and wall of Tailours	TQ4435 9445	C18 wrought iron gateway and railings on dwarf brick walls. Grade II
59	33927	The Stables	TQ4450 9489	C18 stable block of the (demolished) Rolls Park. Grade II
60	33910	Wall at Rolls Park fronting road	TQ4454 9497	C17 red brick wall.
61	10361	Road Barrier (destroyed), Abridge Road	TQ4455 9497	Modern
62	10367	Pillbox (destroyed), E of Pudding House	TQ4575 9476	Modern
63	33917	Brownings Farmhouse	TQ4630 9431	Late medieval timber framed house, extended c.1800. Grade II
64	18092	Chigwell-Buckhurst Hill.	TQ4250 9360	WWII anti aircraft obstruction ditches
65	33964	Newbarns	TQ4281 9331	Late C18 brick house. Grade II
66	10376	Anti-Aircraft Gun Site (destroyed), Chigwell	TQ4328 9394	An aerial photograph taken by the RAF in 1944 shows there to have been an 8- emplacement anti-aircraft gun site on a hill at this point.
67	33934	Former King William IV public house	TQ4382 9325	Early C19 public house. Grade II
68	33967	Chigwell Hall	TQ4381 9381	Late C19 red brick house by R Norman Shaw. Grade II
69	33924	Elces	TQ4391 9309	C17 timber framed lobby entrance house. Grade II
70	33925	44, 46 and 48 Hainault Road	TQ4391 9305	Mid to late C19 range of three brick cottages. Grade II
71	33926	50, 52 and 54 Hainault Road	TQ4391 9303	Mid to late C19 range of three brick cottages. Grade II
72	33953	Belmont Lodge	TQ4392 9354	C19 stuccoed brick lodge. Grade II
73	33932	Brook House	TQ4402 9357	C18 and later brick house.

Site ID	EHER	Name	NGR	Summary
74	33933	Wall and railings to E of Brook House	TQ4400 9359	Late C18 wall and railings. Grade II
75	33952	Table tomb S of Church of St Mary the Virgin	TQ4409 9377	Mid C17 table tomb to W and Sarah Browne and their son. Grade II
76	33951	Church of St Mary the Virgin	TQ4410 9378	C12 and later church extended in late C19. Grade II*
77	33950	Church House	TQ4413 9381	C17 timber framed house with C18 alterations, bought by Chigwell School in 1876. Grade II
78	33949	Chigwell Grammar School	TQ4415 9386	Early C17 and later red brick house. Grade II*
79	33929	The Kings Head Inn	TQ4413 9377	C17 and later timber framed inn. Grade II*
80	33930	1 and 2 Kings Head Cottages	TQ4413 9376	C18 timber framed house, divided into two cottages.
81	33931	Grange Court	TQ4412 9367	Late C18 red brick house. Grade II*
82	38212	Saville Cottage	TQ4421 9391	C17/C18 timber framed house. Grade II
83	33928	Harsnetts	TQ4416 9380	Late C15/early C16 lobby entry house. Grade II
84	33944	The Haylands	TQ4423 9395	Late C18/early C19 house.
85	33945	Chigwell Village Stores, Gorgys and Hilltop	TQ4422 9393	C18 timber framed house, later divided into three. Grade II
86	33946	Haydens Restaurant and nos 1 and 2 Haydens Cottages	TQ4421 9391	C18 house, divided into three parts. Grade II
87	33947	Radley Cottage	TQ4420 9389	C18 or earlier timber framed house. Grade II
88	33948	Linden Cottage and Dawkins	TQ4419 9388	C18 pair of timber framed houses. Grade II
89	33939	Tailours	TQ4434 9448	Early C18 brick house extended in C19. Grade II*
90	33923	Millers Farmhouse	TQ4574 9332	Late C17 timber framed house, altered in early C19.
91	33914	The Chase	TQ4595 9336	C17 timber framed house, extended in early C19. Grade II
92	33911	Clare Hall	TQ4596 9317	Late C18 brick house.
93	33912	Pump approx 3m N of Clare Hall	TQ4596 9318	C18/C19 lead pump in wooden case.
94	33913	1 and 2 Chapel Lane	TQ4598 9318	Early C19 pair of timber framed houses. Grade II

Site ID	EHER	Name	NGR	Summary
95	10369	Road Barrier (destroyed), Lambourne Road	TQ4607 9323	Modern
96	33961	1 to 4 Sockets Cottages	TQ4624 9324	Early C19 and ealier group of timber framed houses. Grade II
97	4055	Brick Kiln Field	TQ4290 9300	Site of 18th century brick clamps.
98	33937	Forecourt piers, gateway and railings to NW of Chigwell Manor House	TQ4297 9213	Early C18 wrought iron gate and gateway with railings of a dwarf wall of red bricks. Grade II
99	33938	Chigwell Manor House (Convent of the Sacred Heart)	TQ4300 9211	C18 manor house.
100	33959	Great West Hatch	TQ4314 9244	Early C19 brick house. Grade II
101	33958	Little West Hatch	TQ4321 9247	Early C19 Regency style house. Grade II
102	33936	Chigwell Golf Clubhouse	TQ4340 9253	Early C19 brick house, extended to form clubhouse. Grade II
103	33957	Broomhill House and Broomhill Cottage	TQ4348 9273	C18 timber framed house divided into two cottages. Grade II
104	33956	Flint Cottage	TQ4355 9285	Early C19 house, extended in late C19. Grade II
105	33954	Oak Cottage	TQ4365 9300	C17 and later timber framed house with stock brick facing. Grade II
106	33955	Ten Mile Cottage	TQ4360 9293	Late C18 timber framed house. Grade II
107	33935	Chigwell Lodge	TQ4366 9290	Late C18 brick house. Grade II
108	33969	Forest House	TQ4535 9295	Late C18/early C19 brick house. Grade II
109	33968	The Mews and The Cottage	TQ4536 9298	Early C19 coach house/stable block. Grade II
110	33970	Dairy approx 10m NE of Forest House	TQ4537 9297	Late C19 brick dairy, internally intact in 1983.
111	10371	Pillbox (destroyed), Lambourne Road	TQ4548 9290	Modern
112	10370	Anti-Tank Blocks (destroyed), Lambourne Road	TQ4558 9295	Modern
113	4038	Not given	TQ4560 9290	Site of wind mill.
114	4088	Not given	TQ4580 9290	Windmill
115	14984	Chigwell - Grovewood House, Manor Road	TQ4290 9190	Desktop study of Grovewood House