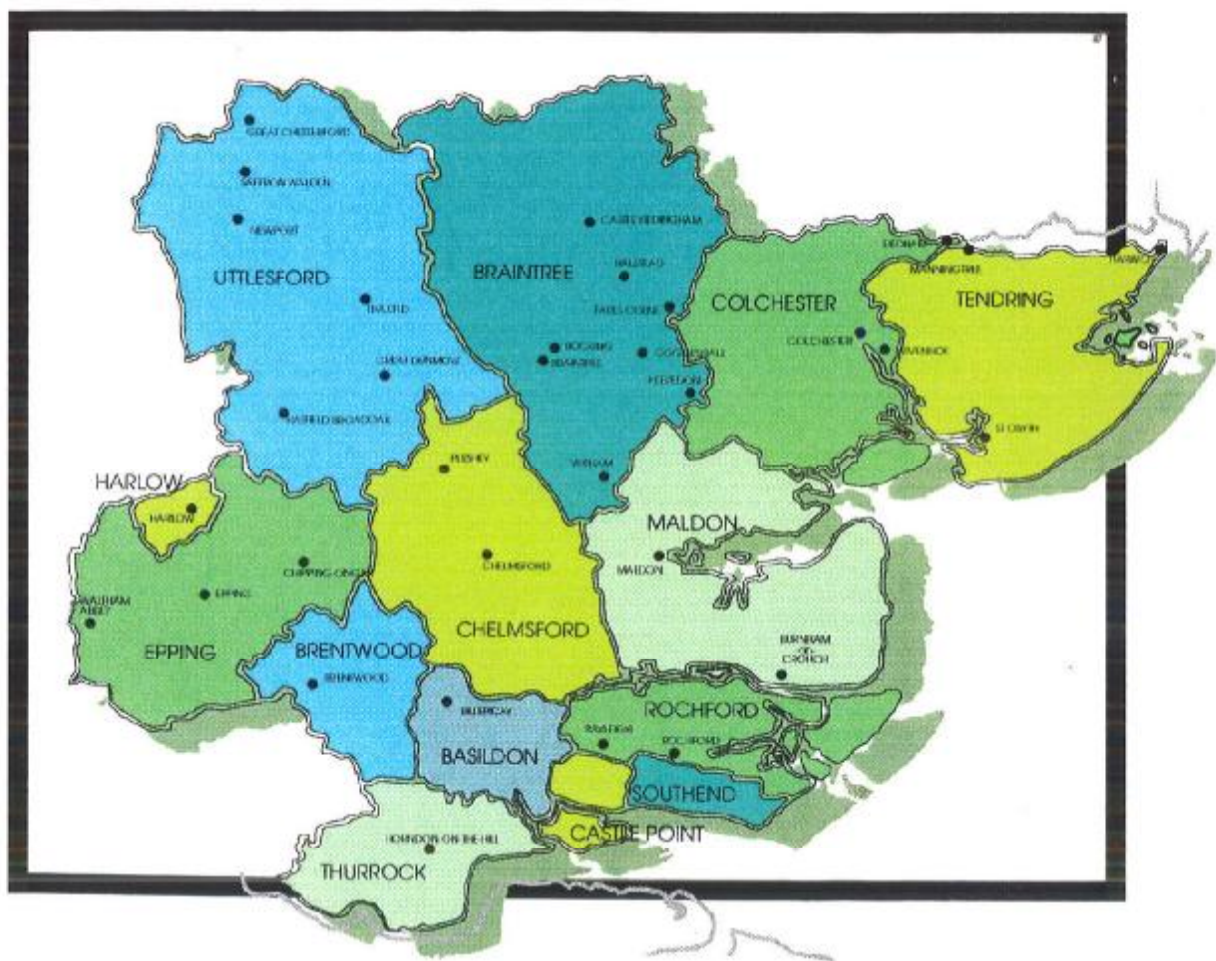


EPPING

HISTORIC TOWN PROJECT ASSESSMENT REPORT

April 1999



Essex County Council
Planning

HERITAGE CONSERVATION GROUP

EPPING

HISTORIC TOWN ASSESSMENT REPORT

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EPPING

HISTORIC TOWN ASSESSMENT REPORT

1. INTRODUCTION

This report is an archaeological and historical assessment of Epping and forms part of the Essex Historic Towns Survey. This is an extensive urban survey as defined by English Heritage (1992a) of 32 historic settlements in Essex. This project, funded by English Heritage, forms part of a nationwide reassessment of the management of the urban archaeological resource. The project is being carried out by Essex County Council's Planning Department and takes as its basis a survey carried out by the County Council in the early 1980's. This was published as Historic Towns in Essex (Eddy and Petchey 1983) and adopted as Supplementary Planning Guidance by the County and District Councils.

This report has been compiled using a number of sources, including the Essex Sites and Monuments Record (ESMR), the List of Buildings of Architectural and Historical Interest, records held by the County Planning Department's Historic Buildings Section, and various cartographic and documentary records (following an assessment of such records by Dr Chris Thornton of the Victoria County History, Essex). The preparation of this report has involved the addition of information to the ESMR database and the digitising of spatial data onto a Geographic Information System (GIS).

For the purposes of this study the Roman period is the time-span between 43-410, the Saxon period is 410-1066, the medieval period is 1066-1536, the post-medieval period is 1536-1900 and the modern period is 1900 to the present day. This corresponds to the period divisions used by the ESMR.

2. LOCATION AND TOPOGRAPHY

Epping is sited in Epping Forest District, on the boundary between Epping parish and Theydon Garnon parish. It is located on a clay-and-gravel capped London Clay ridge between the Rivers Lea and Roding. The majority of this ridge is covered by Epping Forest, which was a royal hunting forest and a managed wood pasture. The medieval route from London to Cambridge ran up the Roding valley, then turned north through Theydon Bois to reach Epping, from where it continued north to the Stort valley. The modern route along the ridge through the forest to the south of the town is a turnpike road built in 1768.

3. BRIEF HISTORY OF THE TOWN

The main settlement in the Epping area was originally located on the north side of Cobbins Brook, at the village now known as Epping Upland. Most of the medieval rural settlement was also located on that side of the brook. From the mid-twelfth century onwards the canons of Waltham Abbey, who owned the estate of Eppingbury to the south of the Cobbins Brook, began assarting and clearing Epping Heath within the forest in order to increase the extent of their estate. The town of

Epping was planted by the canons of Waltham Abbey to capitalise on the trade passing along the London-Cambridge route, and hence maximise their assets from the estate.

In 1253 the canons were granted a charter for the town and permission to clear timber for the construction of stalls and houses. However, there are indications in the documentary evidence that there had already been occupation of the site for the previous twenty-five years. The town lay on the south-eastern side of the main routeway, which was widened to form a market-place. In plan and origin it has considerable similarities to Brentwood.

The pace of development was slow in the early post-medieval period, but picked up in the eighteenth and nineteenth centuries when Epping was a noted supplier of agricultural produce (specialising in butter and geese) to the London market and a staging point for coaches travelling between London and East Anglia. The coach traffic was killed by the introduction of the railway, which by-passed Epping. However, there was a revival in fortunes when a branch line to the town was built in 1865. It is now largely a commuter town for London.

4. EVIDENCE

4.1 DOCUMENTARY

4.1.1 Summary assessment of the documentary and cartographic evidence

by Chris Thornton (Victoria County History)

Epping was rural in the early medieval period and is not well documented during that time. Material relating to the growth of a town in the late medieval and post-medieval period may be found in the good series of court rolls from the 14th century onwards for the manors of Epping Bury and Prestbury. There are also collections from other manors and estates from the 15th and 16th centuries and the ERO has a fair amount of deeds. There are local government records from the late 19th century onwards. The town has a reasonable collection of maps for its size and importance, beginning in 1634. The main secondary source is *VCH Essex*, V, pp.114-40.

4.1.2 Assessment of the place-name and documentary evidence

The name Epping means 'the upland dwellers' and is first documented in 1086 in reference to the rural manors in Epping parish. The site of the Epping town was owned by the canons of Waltham Abbey and as a consequence the Abbey rentals record the population and nature of settlement within the town area.

4.2 ARCHAEOLOGICAL

4.2.1 Above ground remains

The only medieval above ground remains is the morphology of the town itself, the original main street, back lane and cigar-shaped market-place being preserved within the current street-pattern. The post-medieval period is represented by eighteenth and nineteenth century buildings, including the parish church of St John the Baptist and the water tower.

4.2.2 Fieldwork

There has been only one evaluation within Epping and two watching-briefs. In addition a building survey has been undertaken of the Epping Union Workhouse.

Table 1: Fieldwork, archives and publication

ESMR	SITE	DATE	ARCHIVE LOCATION	PUBLICATION
16303	St John the Baptist (EP1)	1994	Finds: None; Archive: ESMR	Brooks, H "St John the Baptist Church, W/B" ECC Int. Rep., ESMR
16304	4, Station Road	1994	Finds: Discarded; Archive: ESMR	Austin, L. "4. Station Rd., W/B" ECC Int. Rep., ESMR
17693-4	Land to the rear of 237-255 High Street	1997	Finds: Montrose Road; Archive: Bocking Place	Garwood, A. 1997 "Land to the rear of 237-255 High Street, Epping: Archaeological Evaluation" ECC Int. Rep. ESMR
15377	Epping Union Workhouse (St Margaret's Hospital)	1998	Archive: ESMR	Garratt, T. 1998 <i>Essex Poor-Law Buildings</i> , ECC Int. Rep. ESMR

4.2.3 Finds

Medieval and post-medieval pottery by Helen Walker (Essex County Council Field Archaeology Group)

The evaluation of land to the rear of 237-255 High Street recovered sherds of medieval Harlow Ware cooking-pots, dating to the 13-14th centuries. The discovery of Harlow ware is not unexpected, as both Harlow and Epping are sited within the Lea Valley routeway. London-type wares may also be expected from the town. There is also a probability that Harlow post-medieval red earthenware including Metropolitan slipware would be present and there may also be examples of Metropolitan slipware from the production site at nearby Loughton.

4.3 LISTED BUILDINGS

in consultation with Hilary Brightman and Dave Stenning (Listed Buildings)

The schedule of listed buildings provided in this report is derived from the List of Buildings of Special Architectural and Historical Interest. This List has been compiled over many years through the work of many inspectors and, as a result, the reliability of the List varies from District to District. Time was extremely limited and very few interiors were looked at, or even the rear wings of buildings. Where further research has been carried out on individual buildings, this has often shown the limitations of the List descriptions. The List for Epping was originally compiled in 1972, and can be considered to be of poor reliability. It has been possible to supplement the information provided in the List through the knowledge and records of the County Historic Buildings and Design Section.

Table 2: Listed Buildings by century of origin

CENTURY	NO.
16	2
17	4
18	17
19	1

There are 24 Listed Buildings within the Epping Historic Town Extent, all of Grade II. The preponderance of 18th century structures on the list reflects the economic and building boom

within the town in that century, due to the coach traffic passing through. Examination by Historic Buildings officers of the George and Dragon Inn has revealed that although the building is Listed as dating to the 18th century and has an 18th century external appearance, internally it contains remnants of a 16th century timber-framed building. It is probable that other buildings may have an older origin than their present facade suggests.

5. SYNTHESIS

5.1 PRE-URBAN SYNTHESIS

5.1.1 Prehistoric

The Iron Age hill-fort of Ambresbury Banks (ESMR 130-3) is located to the south of the town. Pottery from the ditch silts suggest that it was in use in the second half of the first millennium BC, with later re-use in the early years of the first century AD just prior to the Roman Conquest. A hoard of Iron Age coins was found by a metal detector user close to the hill-fort and a gold coin of Tasciovanus has been recovered from Bell Common on the edge of the historic town. No prehistoric finds have been made within the town itself.

5.1.2 Roman

The only evidence of Roman activity in the vicinity of the town is a possible Roman tile kiln just to the east of the urban area. The attribution of this site is uncertain.

5.1.3 Saxon

Saxon settlement of the area appears to have been concentrated to the north of Cobbin's Brook in the Epping Upland area. It appears that the area of the later town was underneath Epping Forest, indeed the 'purlieu bank' marking the forest and parish boundary ran along the eastern side of the High Street.

5.2 URBAN SYNTHESIS

5.2.1 Medieval synthesis and components

The settlement that became Epping town did not exist until the mid-thirteenth century. Before that date the principal settlement in the area was Epping Upland on the northern side of Cobbins Brook. The site of the later Epping town was within the estate of Eppingbury, which was owned by the canons of Waltham Abbey. They cleared an area (known as Epping Heath) within Epping Forest from the mid-twelfth century onwards. The Waltham Abbey rentals for Eppingbury estate record that there were 50 tenants in 1235, mostly located on Epping Heath. In the mid-thirteenth century the canons appear to have deliberately founded the town of Epping where the main road crossed Epping Heath, on the boundary between Epping and Theydon Garnon parish. In 1253 the canons obtained a charter for the town and the privilege of clearing timber for use in the construction of stalls and houses. Epping tenants had the right to graze their cattle on the grass commons and forest wastes.

Norden's map of Essex (1594) records that there were four roads converging on Epping, one from Harlow, one from Waltham Abbey, one from Stratford and London and a minor road from Passingford Bridge.

There are close similarities between the morphologies of Epping and Brentwood, both being deliberately founded commercial ventures along a main road, which developed initially only on one side of the road with an adjoining market.

The medieval urban components are:-

The built-up area (TL 4601 0209 centred)

The earliest buildings in Epping town appear to have been sited on the west side of the road, in the area of the chapel of St John the Baptist and the market-place. Evaluation trenches to the rear of 237-255 High Street revealed rubbish pits dating to the 13th-14th centuries, suggesting that the medieval dwellings were confined to the present street frontage and did not extend into the back-plots. The stratigraphic and pottery evidence from the rubbish-pits does however suggest a sustained period of occupation activity on the western side of the High Street in the 13th and 14th centuries. As the town developed structures were erected on the eastern side of the road, above the 'purlieu bank' which marked the forest and parish boundary. As a consequence the properties on the east side of the High Street are sited at a level above the road and those at the southern end of the street are set back from the street frontage behind the purlieu bank. The properties on the eastern side of the High Street were quite short in depth, being limited by Back Lane (later Hemnall Street).

The market (TL 4594 0206 centred)

The market consists of a cigar-shaped widening of the High Street in front of the chapel. A charter for a weekly market and twice-yearly fair was granted in 1253.

St John the Baptist Chapel (TL 4594 0209)

St John the Baptist Chapel (ESMR 3813) was founded in the fourteenth century or earlier as a subsidiary chapel to the parochial church at Epping Upland. The wardens/rectors names are known from 1367 onwards. Before 1622 it consisted of 'but one aisle that next the road', and presumably was just a simple rectangular structure with no tower. The medieval chapel was demolished in the late nineteenth century and the current church built on the site.

The market-house (TL 4596 0211)

The market-house stood next to the Chapel of St John the Baptist, but was demolished in the mid-nineteenth century.

5.2.2 Post-medieval and modern synthesis and components

Epping continued to slowly develop throughout the early post-medieval period. However, it was not until the eighteenth century that the pace of development increased noticeably. In the eighteenth century Epping was a noted supplier of dairy produce, particularly butter, and geese to the London market. In the eighteenth and nineteenth centuries Epping prospered as a staging point for coaches travelling between London and East Anglia, with approximately 25 coaches a day passing through. In the early nineteenth century there were 26 inns in the town, largely catering to this trade. The modern route along the ridge to the south of the town is a turn-pike road built in 1768, which superseded the earlier road-system. The coach traffic was destroyed by the introduction of the railway, which by-passed Epping, although there was a revival in the town's fortunes when a branch line was built in 1865.

The post-medieval urban components are:-

Built-up area (TL 4601 0209 centred)

Epping developed slowly in the first half of the post-medieval period. The growth of the town as a staging-post for coaches in the eighteenth and early nineteenth centuries led to major renewal of the High Street, both with new building and the re-fronting of older structures. The Lindsey Street area developed in the eighteenth and nineteenth centuries as a working-class area, and it is here that the maltings, brewery, workhouse and pest-house were located.

Market-place (TL 4594 0206 centred)

The market continued to occupy the original medieval market-place. Within or adjoining it were two market-halls, the butter-cross as well as the pillory, stocks and cage. The trade in live geese largely took place in enclosures to the rear of properties fronting the market-place.

Market-house

There was one market-house in Epping in 1666 and two in 1741. One market-house (thought to be medieval in origin) was located to the north of the church (TL 4596 0211), but was demolished in 1818. The second market-house was demolished in 1781 and replaced by stalls, and was presumably sited within the market-place.

Butter-cross (TL 4611 0227)

The Butter Cross stood in the High Street, opposite Butter Cross Lane, but was removed in 1781.

St John's Chapel/Parish Church (TL 4594 0209)

The Chapel of St John the Baptist was taken into the King's hands in 1547, before passing into private ownership. Its deeds, however, always reserved its use for divine service. It was enlarged in 1622 with the addition of a north-west aisle, restored in 1784 and rebuilt in 1832. In 1888 it became the parish church, the old chapel was demolished and a new church designed by Bodley and Garner erected on the same site in 1889.

Congregational Church (TL 4625 0275)

The Congregational Church was first built in 1693, rebuilt in 1774 and refronted in 1887.

Friend's Meeting House (TL 4626 03231)

The Friend's Meeting House dates to 1848. It is located on the east side of Hemnall Street.

Cage, Pillory, Stocks and ducking-stool, (TL 4597 0207)

The earliest record of a ducking-stool, Cage and pillory at Epping dates to 1609, and a stocks are recorded in 1624. The Cage is known to have stood in the market-place, opposite the chapel, and the stocks and pillory are presumed to have been located in its vicinity. The ducking-stool was presumably on one of the ponds on the common.

Water Tower (TL 4567 0181)

The brick-built water tower was erected in 1872 by the Hertfordshire and Essex Water Company. Attempts had been made since 1856 to improve sanitation within the town which had the highest death rate in Essex due to the prevalence of cholera, typhoid and other water-borne disease. In 1872 an artesian well was sunk, sewers and water-mains laid and the water tower built. The tower is square in plan and of brick construction.

Railway (TL 4618 0153)

A branch line of the railway was built in 1865, the station was located to the south-east of the town and linked to the High Street by Station Road.

Station Brick-works (TL 4603 0152)

Station Brick-works was built in about 1894, and was demolished around 1937.

Brewery (TL 4612 0304)

Epping Brewery, Lindsey Street is shown on the 1936 1st edn. OS map, and was in use from 1840-1907. The site has been re-developed.

Workhouse/St Margaret's Hospital

There is a record of there having been a poor-house in Epping in 1757. In 1761 a purpose-built workhouse was erected. This was superseded in 1836 by the building of Union Workhouse (TL 4682 0274, ESMR 15377) to the north-east of the town, now St Margaret's Hospital. The earlier workhouse was no longer extant by 1840, a building survey has been undertaken of the Union workhouse.

Pest-house

The pest-house is recorded first in 1757. It was sited on Lindsey Street on the outskirts of the town, and was no longer extant by 1840.

Cottis Iron Foundry (TL 4592 0227)

Cottis Iron Foundry (formerly the Archimedean Iron Works) was founded in 1858, specialising in the manufacture of agricultural implements and coffee hulling machines.

Windmills

There were two windmills in the vicinity of Epping in 1595 (one was sited on Bell Common). In 1777 there was a windmill at the northern end of the High Street, opposite Maltings Lane. None of these structures are still extant.

6. SUMMARY OF GENERAL IMPORTANCE OF THE TOWN

6.1 HISTORICAL AND ARCHAEOLOGICAL SUMMARY

Epping is of archaeological and historical importance as an example of a small market town deliberately planted as a commercial venture.

The main settlement in the Epping area was originally located on the north side of Cobbins Brook, at the village now known as Epping Upland. Most of the medieval rural settlement was also located on that side of the brook. From the mid-twelfth century onwards the canons of Waltham Abbey who owned the estate of Eppingbury to the south of the Cobbins Brook, began assarting and clearing Epping Heath within the forest in order to increase the extent of their estate. The town of Epping was planted by the canons of Waltham Abbey to capitalise on the trade passing along the London-Cambridge route, and hence maximise their assets from the estate. In 1253 the canons were granted a charter for the town and permission to clear timber for the construction of stalls and houses. However, there are indications in the documentary evidence that there had already been occupation of the site for the previous twenty-five years. The town lay on the south-eastern side of the main routeway, which was widened to form a market-place. In plan and origin it has considerable similarities to Brentwood. The pace of development was slow in the early post-medieval period, but picked up in the eighteenth and nineteenth centuries when Epping was a noted supplier of agricultural produce (specialising in butter and geese) to the London market and a staging point for coaches travelling between London and East Anglia. The coach traffic was killed by the introduction of the railway, which by-passed Epping. However, there was a revival in

fortunes when a branch line to the town was built in 1865. It is now largely a commuter town for London.

6.2 SURVIVAL

There has only been limited archaeological fieldwork in Epping and as a consequence no zoning of survival can be undertaken given the present evidence. The evaluation to the rear of 237-255 High Street has however demonstrated that cut features dating to the beginning of the town do survive, despite extensive post-medieval and modern activity on the site. No frontage sites have been examined, so it is not known whether medieval features or stratified deposits survive beneath the post-medieval and modern built environment. Waterlogged deposits are expected to be rare or absent within the historic town extent, the exception being the deeper features such as wells or cess-pits. The subsoil is conducive to bone preservation. Current evidence shows that ceramics and building materials survive.

Epping is not well documented for the early medieval period. However, the period relating to the development of the town from the 14th century onwards is covered by a good series of manorial court rolls. There are local government records from the late 19th century onwards. The town has a reasonable collection of cartographic evidence for its size and importance.

Evidence of Epping's past is visible along the High Street, both in the plan of the High Street and its market-place and because of the post-medieval built environment. Despite modern buildings and shop-fronts it is still distinctly a historic town.

6.3 CURRENT PLANNING CONSTRAINTS

The current Conservation Areas in Epping cover most of the area of the medieval town and approximately half of the post-medieval town extent. There are 24 Listed Buildings within the Epping, all Grade II. Epping is located within the Metropolitan Green Belt and a designated Special Landscape Area. Wintry Wood to the north of the town is a Site of Special Scientific Interest and there is a Site of Importance for Nature Conservation to the south.

6.4 RESEARCH PRIORITIES AND POTENTIAL

6.4.1 *Medieval and post-medieval*

The understanding of the development and function of the medieval and post-medieval small market town and the testing of theories on social action, economy, politics etc. have been highlighted as an important area of study at the national level (English Heritage, 1997) and at regional and local level (Ayres in Brown and Glazebrook, forthcoming; Ward in Bedwin, 1996).

The research priorities for the medieval period are:-

- Only limited archaeological fieldwork has been undertaken within the historic town. Future work should be directed as far as possible onto the street frontage and under the footprint of the current buildings.
- The mechanics of the origins and subsequent development need to be examined, in the light of its foundation as a commercial venture. Of particular interest is the issue of patronage by Waltham Abbey.
- Further excavation will be needed before the medieval and post-medieval pottery evidence can reveal anything about dating, trade and distribution networks and socio-economic factors. As Epping is on the London to Newmarket Road, products of London-type ware and Harlow may

be expected. Evidence of Harlow post-medieval red earthenware including Metropolitan slipware should be looked for, and there may also be examples of Metropolitan slipware from the production site at nearby Loughton.

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APPENDICES

APPENDIX 1: Documentary sources

Archive	Classmark	Number	Date	Description
E.R.O.	T/A	704		List of Epping Urban District Council records.
P.R.O.	SC2	173/30	54-55 Hen. III	Courts.
E.R.O.	T/P	145/3	1270-71	Court roll of manor of Epping. (trans.)
P.R.O.	SC2	171/69-71	8 Edw. III - 51 Edw. III	Register of the manor, being extracts from court rolls (defective).
P.R.O.	SC2	171/72-3	4 Ric. II - 14 Hen. IV	Courts.
P.R.O.	SC2	173/31-34	2 Hen. IV - 9 Hen. V	Courts.
P.R.O.	SC2	171/74	1 Hen. V - 8 Hen. VI	Epping with Presbytery courts.
P.R.O.	SC2	171/75	32 Hen. VI	Courts with tourns.
E.R.O.	D/DW	M1-53	1456, 1461-1867	Cellarer's rolls, court rolls, rentals and papers of manors of Epping Bury and Epping Presbiter. See also E.R.O. D/DP M1154.
E.R.O.	T/A	195	1457-66	Catalogue of court rolls.
P.R.O.	SC2	171/76	20 Hen. VII	Court roll. Epping Street mentioned.
E.R.O.	D/DW	M54-65	1490-1847	Court rolls (1490-1847) and rentals (1573-1847) of manor of Campions and Chambers.
B.L.	Royal	20D ix. f.190b	15th cent.	Valor of manors in Epping.
P.R.O.	SC2	61/747	7 Eliz.	Estreat roll.
P.R.O.	DL 44	143	8 Eliz.	Survey of the manor-house and woods.
E.R.O.	D/DW	M66-71	1565-1795	Manorial documents of manor of Shingle Hall.
E.R.O.	D/DW	T1/16	1634	Terrier of demesne lands of manor of Epping.
E.R.O.	D/DW	P1	1634	Estate map of manor of Epping Bury including some buildings in perspective view: Church; mill; Epping Bury House; Copped Hall; Winchelsea House. No buildings in Epping treet.
P.R.O.	MPE	130	1634-9	Map of Epping and Hainault Forests showing the area from Nazeing to the Thames and from the River Lea to the east boundary of Havering Liberty, showing walks, towns, villages, parks, buildings in perspective. For other maps of Epping Forest see: P.R.O. MPA 3; MR 180; MPI 188.
B.L.	Add. MS.	33767b, f. 40	1669	View of Epping.
E.R.O.	D/DW	E3	c. 1700-1843	Estate papers of manor of Epping, including detail on Epping market rights.
E.R.O.	D/DW	E4	1715-1744	Terrier and rentals of Epping Bury, Epping and Copped Hall estate.
E.R.O.	D/DW	P2	1719	Estate map of manor of Epping Bury showing buildings in Epping Street lightly sketched in block plan only. See also E.R.O. D/DW P5.
E.R.O.	D/CT	350	1838	Tithe map. Inset part of Epping Town. Scale: 13.3 in. to 1m.
E.R.O.	D/CT	131	1839	Tithe map, showing part of town street. Scale: 13.3 in. to 1m.
E.R.O.	D/RE		1894-96	Epping Rural District.
E.R.O.	D/UE		1896-1974	Epping Urban District.
B.L.	Add. MS.	37723, f. 6	1897, 1902	Plan of earthworks at Ambresbury Banks.

APPENDIX 2: Listed buildings

Serial No.	Date	Street	No.	Name	Building type	GV	GR ADE	Material
3/23		Lindsey Street	3-7 [odd]		House	N	II	Timber framed, brick, roughcast
2/5	15	Coopersale Street, Stonards Hill		Coopersale Lodge	House	N	II	Timber framed, plastered
3/100	16	Church Hill	29		House	Y	II	Timber framed, plastered, brick
2/99	16	Coopersale Street		Barn	Barn	Y	II	Timber framed, weatherboarded
2/50	16	Coopersale Street,		Dover Court	House	N	II	Weatherboarded
2/4	16	Coopersale Street,	24, 26		House	N	II	Timber framed, plastered
2/10001	16	Fiddlers Hamlet		Home Farm Barn	Barn	Y	II	Timber framed, weatherboarded
2/10003	16	Fiddlers Hamlet		Building forming west side of courtyard	Farm building	Y	II	Timber framed, weatherboarded
2/61	16	High Road	10, 12		House	N	II	Plastered
3/17	16	High Street	232, 234	Cock Hotel	Hotel	N	II	Timber framed, brick
2/60	16/17	High Road		Highfield Cottage, Apple Tree Cottage	House	Y	II	Brick, plastered
2/53	17	Bell Common	73	The Black Cottage	House	N	II	Weatherboarded
2/102	17	Bell Common	115-117 [odd]		House	N	II	Timber framed, weatherboarded
3/64	17	High Street	261, 263		Shop	Y	II	Roughcast
3/32	17	High Street	269		Shop	N	II	Weatherboarded
3/31	17	High Street	293	The Black Lion		N	II	Brick, plastered
2/3	17	Houblon's Hill, Coopersale Common		Coopersale House	House	N	II	Rendered
3/25	17	Lindsey Street		Beulah Lodge	House	N	II	Brick, rendered, weatherboarded
3/14	17-18	High Street	98-102 [even]		House	Y	II	Timber framed, plastered
2/8	17/18	High Road		Epping Place	House	N	II*	Brick
2/81	18	Bell Common	49		House	N	II	Weatherboarded
2/56	18	Coopersale Street,		Theydon Oak Inn	Coach house	N	II	Weatherboarded
3/18	18	Hennall Street		Kendal Lodge	House	N	II	Brick
2/6	18	High Road		Creeds Farmhouse	House	Y	II	Weatherboarded
2/7	18	High Road		Winchelsea House	House	N	II	Brick
2/41	18	High Road		Nonconformist Chapel	Chapel	N	II	Roughcast, weatherboarded
3/34	18	High Street	225		Shop	Y	II	Roughcast
3/11	18	High Street	227		Shop	Y	II	Roughcast

3/70	18	High Street	220, 222, 224		Shop	N	II	Roughcast
3/62	18	High Street	221, 223		Shop	Y	II	Roughcast
3/27	18	High Street	236	Thatched House Hotel	Hotel	N	II	Roughcast
3/30	18	High Street	204, 206	Premises occupied by Epping Goldsmiths [204], George and Dragon Inn[206]	Shop	N	II	Stuccoed
3/15	18	High Street	104 - 110 [even.]		Shop	Y	II	Brick
3/36	18	High Street	92, 94, 94a			Y	II	Panelled pargetting
3/37	18	High Street	88, 90		Shop	Y	II	Plastered
3/86	18	High Street	317, 319			Y	II	Brick
3/66	18	High Street	309, 311		Shop	Y	II	Brick
3/10	18	High Street	257, 259		Shop	Y	II	Plastered
3/33	18	High Street	235-237 [consec.]	Aberdeen House	Shop	Y	II	Roughcast
3/63	18	High Street	229-233 [odd]		Shop	Y	II	Roughcast
3/13	18	High Street	313, 315		Shop	Y	II	Brick
3/79	18	St John's Road	5-11 odd, 11, 11a, 15, 17		Terraced house	Y	II	Weatherboarded
2/22	18	The Plain, Harlow Road		Wintry Park Farmhouse	House	N	II	Brick
2/21	18	The Plain, Harlow Road		Forest Lodge	House	N	II	Brick
3/20	18	The Plain, Harlow Road		Hill Crest	House	N	II	Brick
3/26	18/19	Lindsey Street	20, 22			N	II	Weatherboarded
2/38	19	Bury Lane		The Thatched Cottage	House	N	II	Plastered
2/83	19	Coopersale		Church of St. Alban	Church	N	C	
Sp/434	19	Coopersale Common		St Alban's Church Hall	Sunday school	Y	II	Brick
Sp/435	19	Coopersale Common		Former Vicarage	Vicarage	Y	II	Brick
2/10002	19	Fiddlers Hamlet		Granary	Granary	Y	II	Timber framed, weatherboarded
Sp/13	19	High Street	35	Water Tower	Water tower	Y	II	Brick
3/75	19	Palmer's Hill	6			N	II	Brick,
3/78	19	St John's Road		St John the Baptist	Church	N	B	
2/101	19	The Plain		Laundry Building	Laundry	Y	II	English bond brick
3/80	20	High Street		Pair of K6 telephone kiosks	Telephone box	Y	II	Cast iron

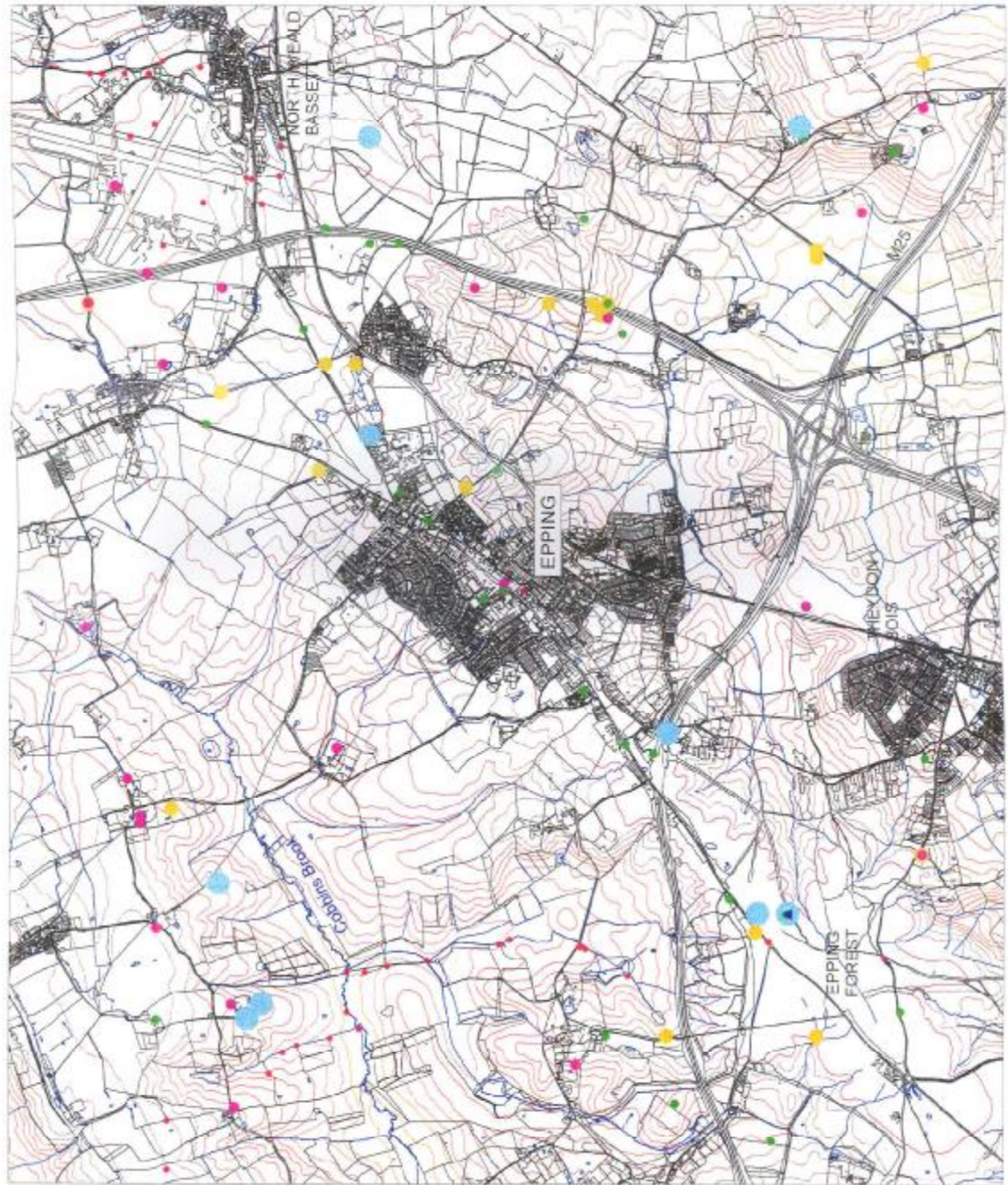
APPENDIX 3: Urban components list

ID	DESCRIPTION
MEDIEVAL	
559	BUILT-UP AREA
560	CHAPEL OF ST JOHN THE BAPTIST
561	MARKET
562	MARKET-HOUSE
POST-MEDIEVAL	
563	BUILT-UP AREA
564	MARKET-PLACE
565	MARKET-HOUSES
566	BUTTER-CROSS
567	ST JOHN'S CHAPEL/PARISH CHURCH
568	CONGREGATIONAL CHURCH
569	FRIEND'S MEETING HOUSE
570	DUCKING-STOOL, CAGE, PILLORY AND STOCKS
571	WATER TOWER
572	RAILWAY
573	STATION BRICK-WORKS
574	BREWERY
575	WORKHOUSES
576	PEST-HOUSE
577	COTTIS IRON FOUNDRY
578	WINDMILLS

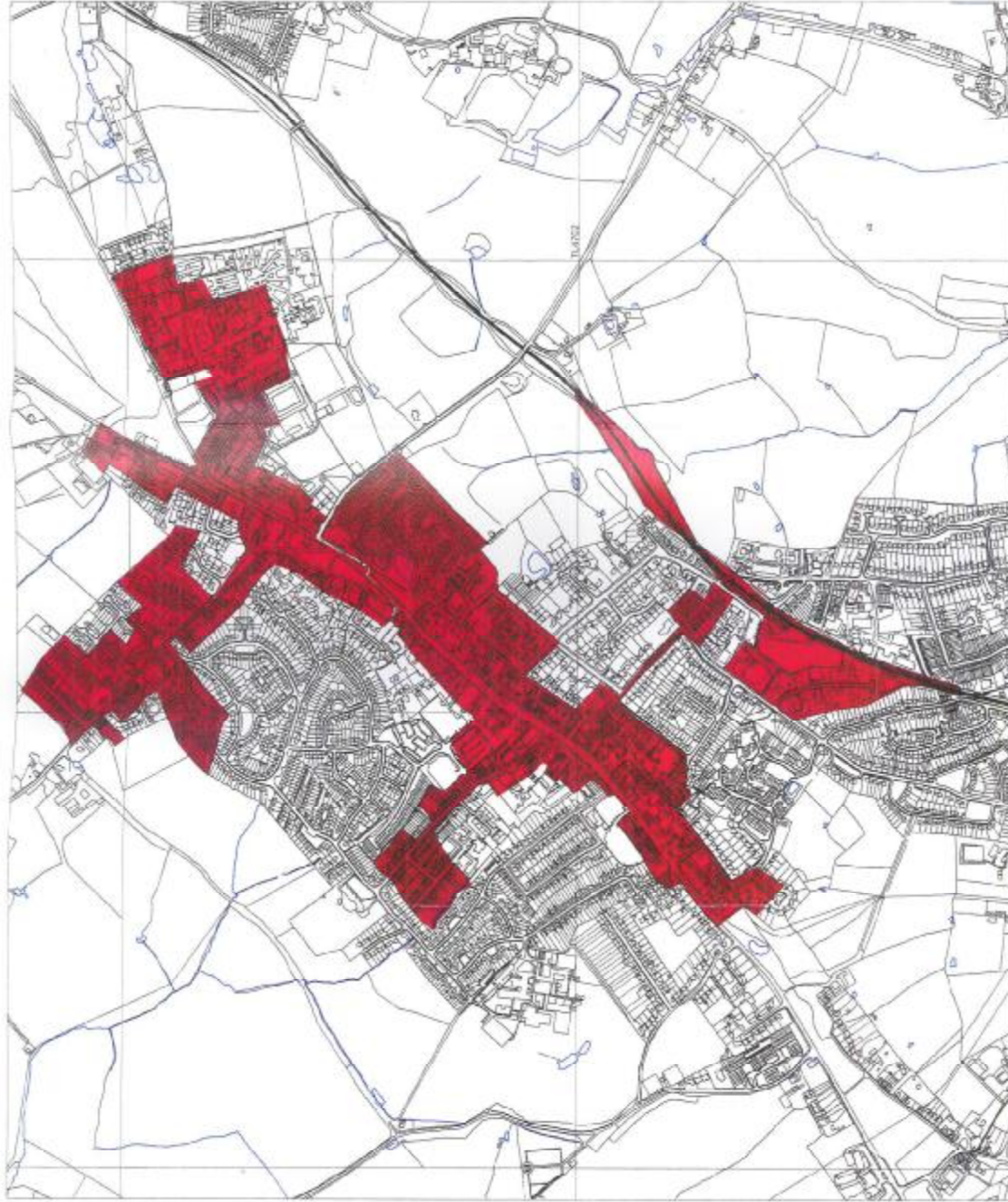
EPPING Environs



- SMR Sites
- PREHISTORIC
 - ROMAN
 - MEDIAEVAL
 - POST MEDIAEVAL
 - MODERN
 - UNCERTAIN



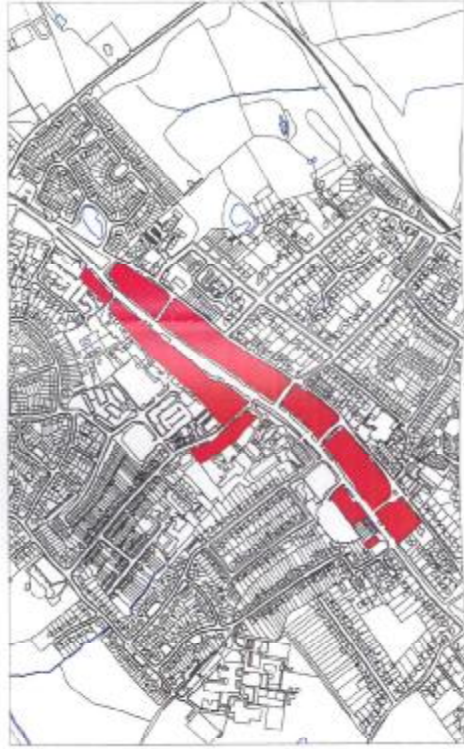
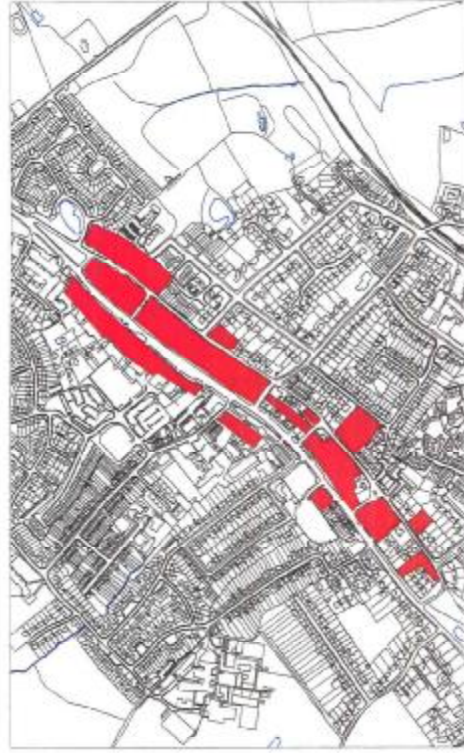
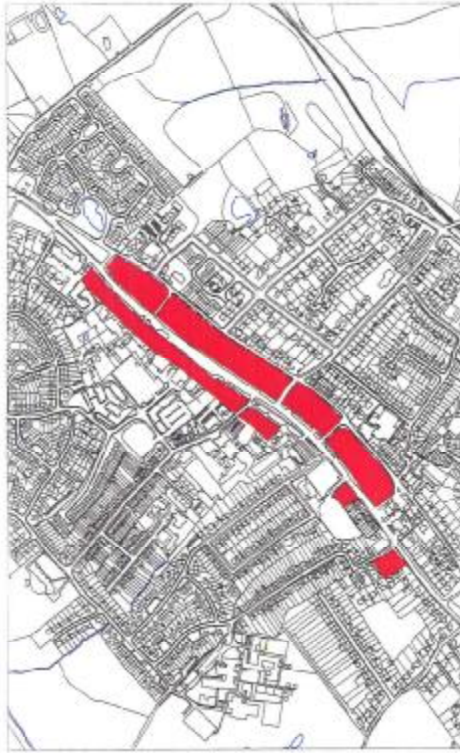
EPPING HISTORIC TOWN EXTENT



 HISTORIC TOWN EXTENT

1:10000
0 0.2 0.4 0.6 0.8 1 Kilometers

The Development of Epping from the Cartographic Evidence



EPPING SMR and Listed Buildings



Listed Buildings by century

- 16
- 17
- 18
- 19

☆ SMR find-spot

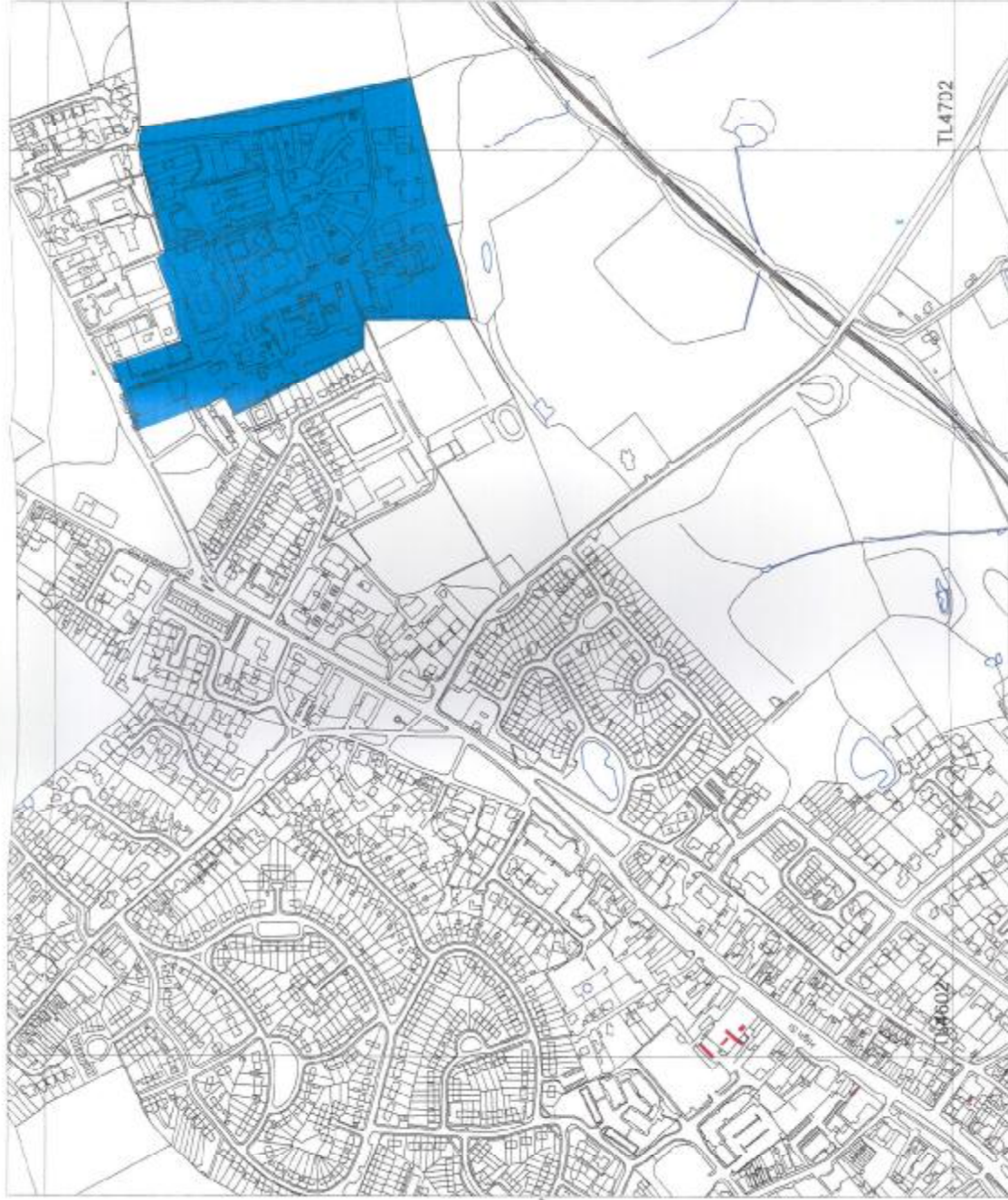
SMR site

0 100 200 300 400 500 Meters
1:5000

EPPING Fieldwork



KEY
Evaluation
Building survey



EPPING MIEVEAL INTERPRETATION



- KEY
- BUILT-UP AREA
 - CHAPEL OF ST JOHN THE BAPTIST
 - MARKET
 - MARKET-HOUSE

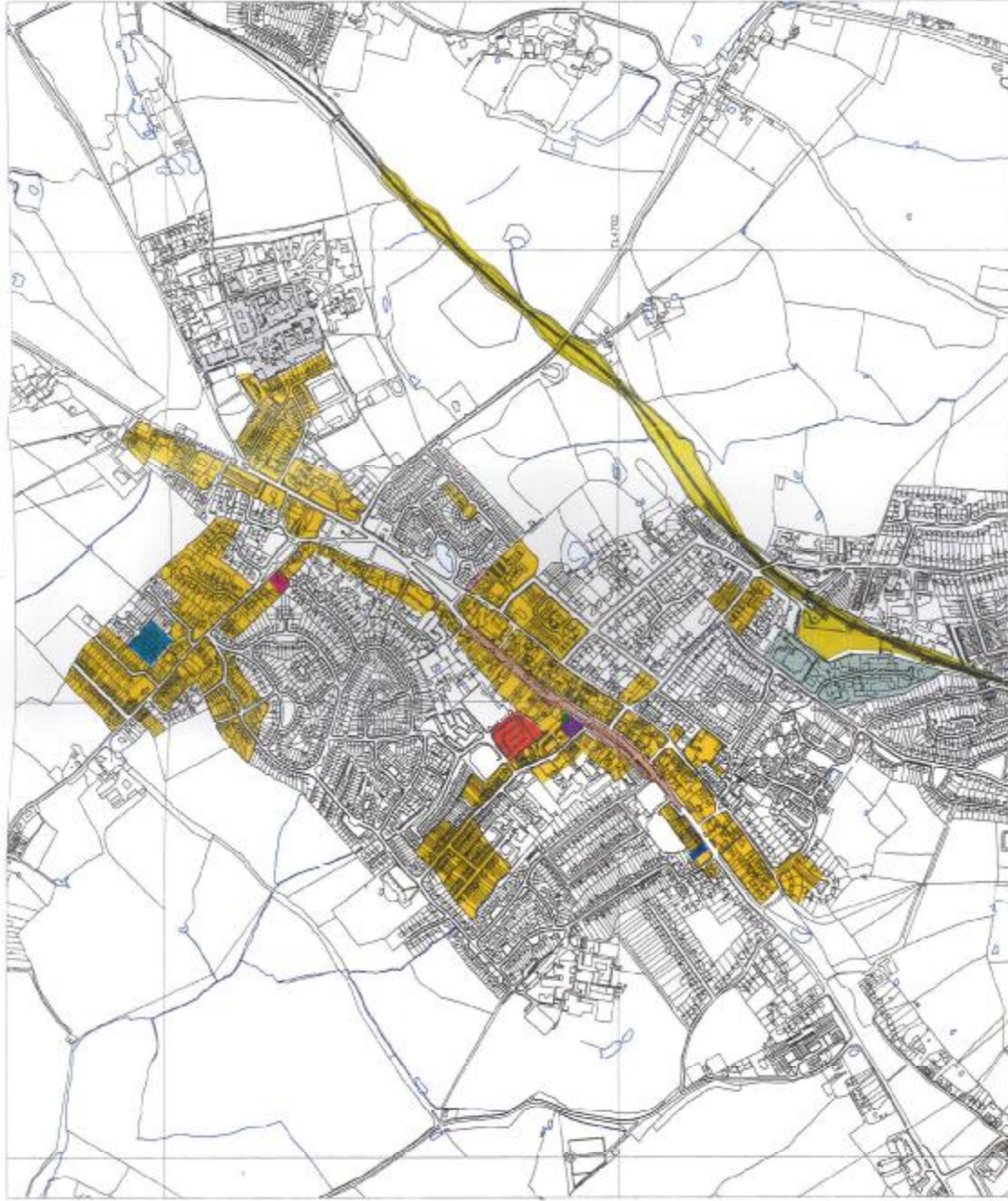


EPPING

Post-medieval interpretation

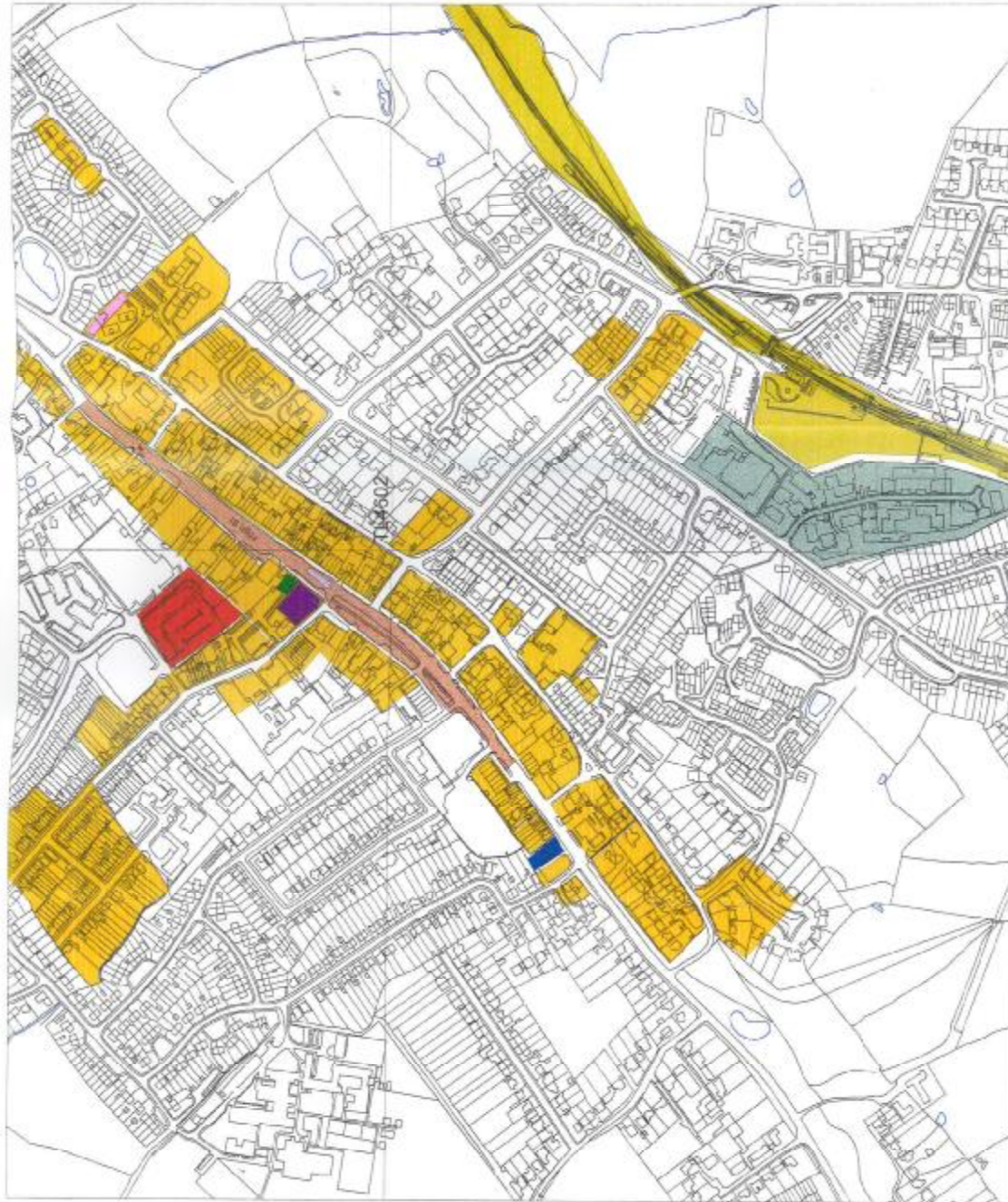


- KEY**
- BREWERY
 - BUILT-UP AREA
 - BUTTER-CROSS
 - CONGREGATIONAL CHURCH
 - COTTIS IRON FOUNDRY
 - CAGE, PILLORY AND STOCKS
 - FRIEND'S MEETING HOUSE
 - MARKET-HOUSES
 - MARKET-PLACE
 - RAILWAY
 - ST JOHN'S CHAPEL/PARISH CHURCH
 - STATION BRICK-WORKS
 - WATER TOWER
 - WORKHOUSES



EPPING

Post-medieval interpretation Southern area

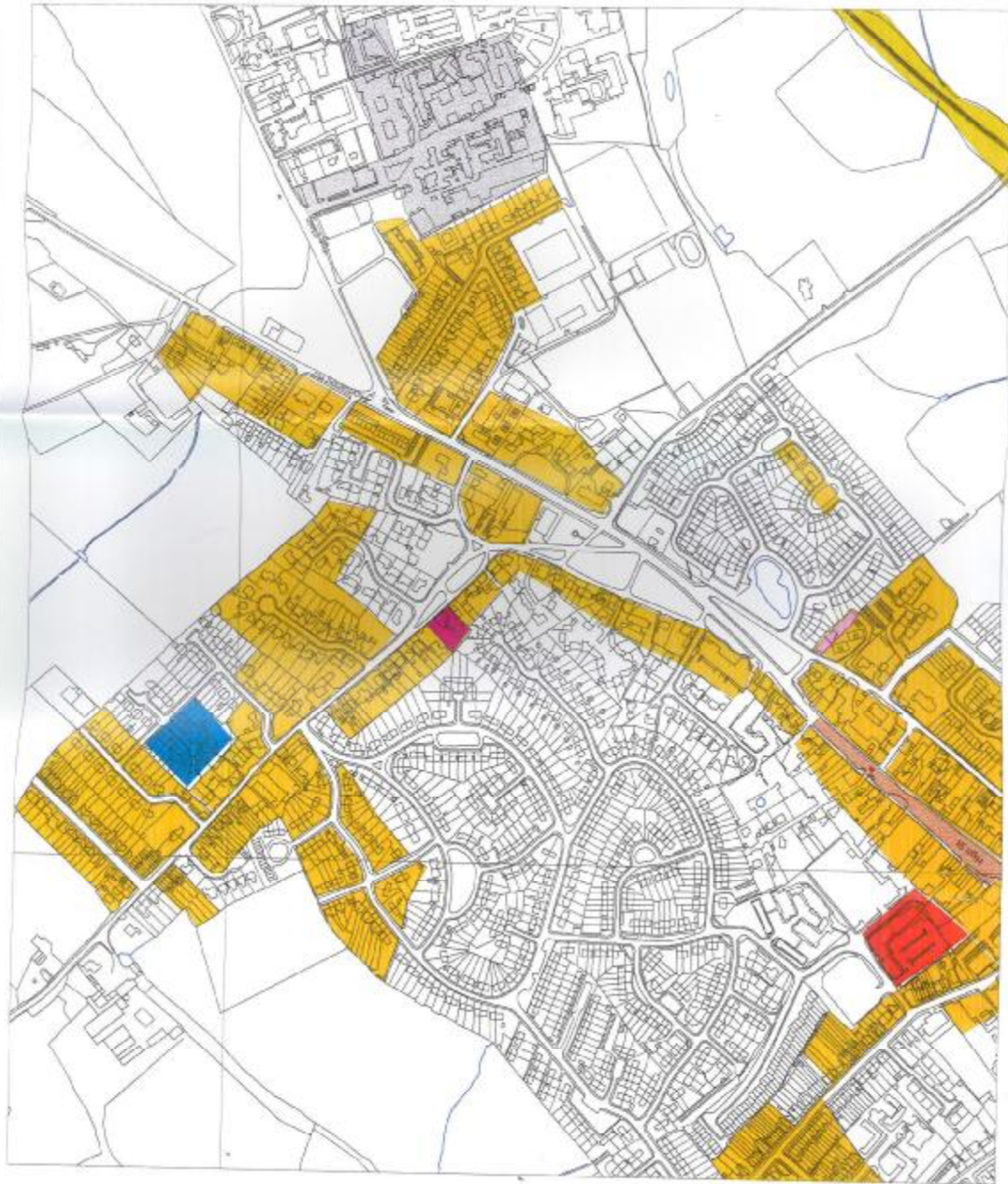


- KEY
- BUILT-UP AREA
 - BUTTER-CROSS
 - CONGREGATIONAL CHURCH
 - COTTIS IRON FOUNDRY
 - CAGE, PILLORY AND STOCKS
 - FRIEND'S MEETING HOUSE
 - MARKET-HOUSES
 - RAILWAY
 - ST JOHN'S CHAPEL/PARISH CHURCH
 - STATION BRICK-WORKS
 - WATER TOWER

1:5000
0 0.1 0.2 0.3 0.4 0.5 Kilometers

EPPING

Post-medieval interpretation Northern area



- KEY
- BREWERY
 - BUILT-UP AREA
 - COTTIS IRON FOUNDRY
 - DUCKING-STOOL, CAGE, PILLORY AND STOCKS
 - FRIENDS MEETING HOUSE
 - MARKET-HOUSES
 - MARKET-PLACE
 - RAILWAY
 - WORKHOUSES

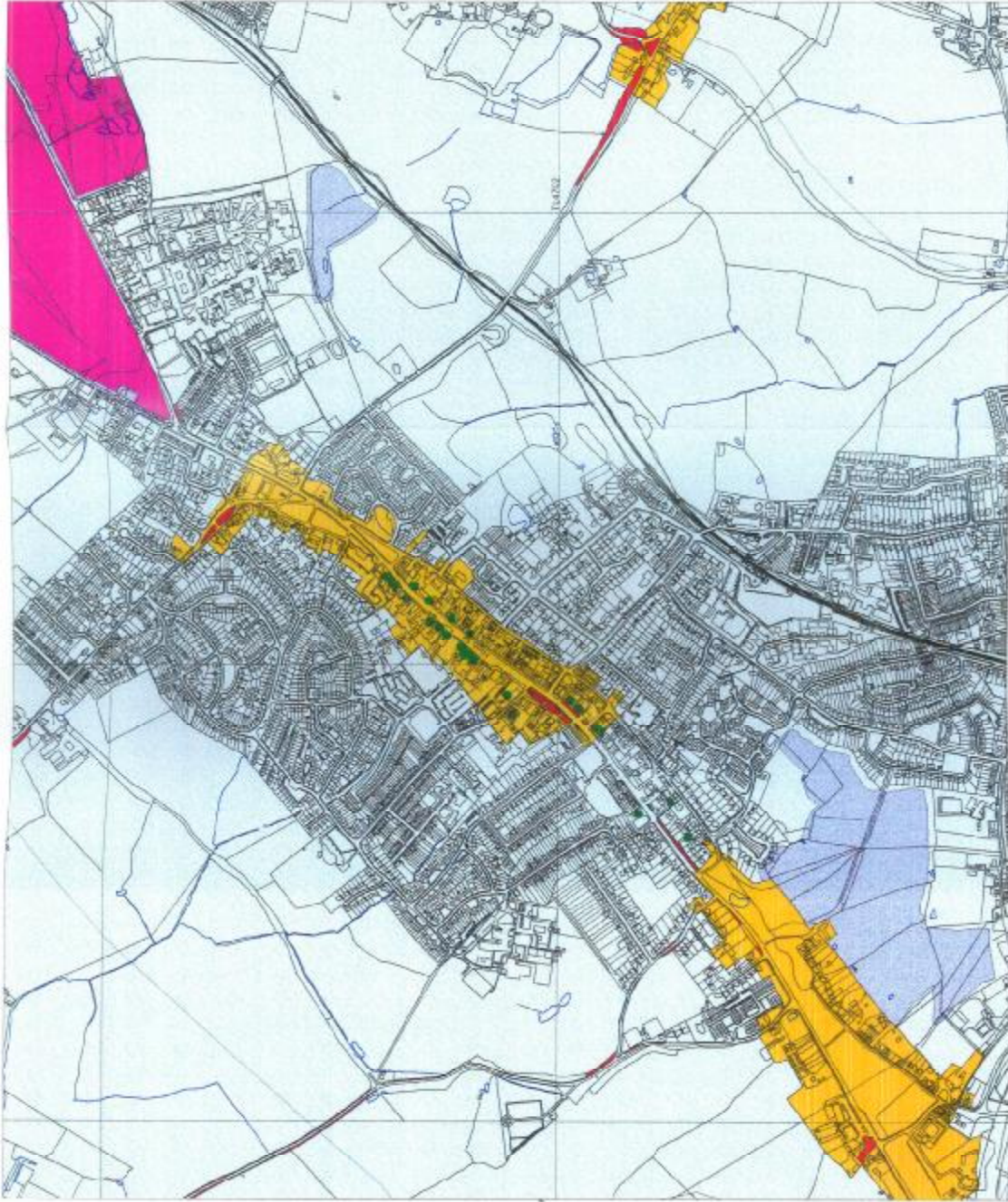
1:5000

0 0.2 0.4 0.6 0.8 1 Kilometers

EPPING Planning constraints



- Listed Buildings
- Common Land
- Conservation Area
- Site of Special Scientific Interest
- Site of importance for Nature Conservation
- Special Landscape Area



1:10000

