

BANCROFT HERITAGE SERVICES

**ARCHAEOLOGICAL MONITORING:
LAND ADJACENT TO 'THE COCK' PUBLIC HOUSE
35 HIGH STREET
HANSLOPE
MK19 7LQ**

NGR: SP 80325 46925

on behalf of Ms Sarah Tompkins



November 2018

Ref: BHS/0081/HHS/2



Site Data

<i>Project no / code:</i>	0081 / HHS		
<i>Project name:</i>	Land at The Cock, High Street, Hanslope MK19 7LQ		
<i>OASIS ref:</i>	327556	<i>Event/Accession no:</i>	EMK -1371
<i>County:</i>	Buckinghamshire (historic)		
<i>Village/Town:</i>	Hanslope		
<i>Civil Parish:</i>	Hanslope		
<i>NGR (to 8 figs):</i>	SP 80325 46925		
<i>Present use:</i>	Garden		
<i>Planning proposal:</i>	Construction of 2-bed house		
<i>Local Planning Authority:</i>	Milton Keynes Council		
<i>Planning application ref:</i>	18/00590/FUL (amended as 18/02083/NMA)		
<i>Dates of archaeological monitoring:</i>	5 & 6 November 2018		
<i>Client:</i>	Ms Sarah Tompkins The Cock 35 High Street Hanslope MK19 7LQ		
<i>Contact name:</i>	Sarah Tompkins		

Cover: Development site and surroundings, from west

Prepared by Bob Zeepvat BA FSA MCI fA

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Figure 1: General location (scale 1:25,000)

Summary

In November 2018, archaeological monitoring was undertaken during groundworks for a new dwelling adjacent to The Cock public house in the High Street, Hanslope, as a planning condition. The site lies on the former green, within the historic core of the settlement and had the potential to reveal evidence of medieval and later activity. Examination of historic mapping showed the site to have been part of the garden of cottages fronting Gold Street, before becoming the garden of the pub.

Removal of topsoil and turf revealed nothing of significance and very few finds, of post-medieval date. The footing trenches encountered an undated spread of limestone rubble beneath topsoil and above the natural clay, presumably material that had been dumped, levelled and buried in the cottage gardens.

1. Introduction

1.1 In November 2018 *Bancroft Heritage Services* (BHS) undertook a programme of archaeological monitoring at *The Cock*, 35 High Street, Hanslope, MK19 7LQ. The project was commissioned by the client, *Ms Sarah Tompkins*, and was carried out under the terms of the *National Planning Policy Framework* (NPPF), as a condition of planning permission for development of the site. The methodology for the project was described in a written scheme of investigation (WSI: Zeepvat 2018), approved by *MKC Senior Archaeological Officer*, archaeological advisor (AA) to the local planning authority (LPA), *Milton Keynes Council*. The relevant planning application reference is 18/00590/FUL (amended as 18/02083/NMA).

1.2 *The Author*

Bob Zeepvat BA FSA MCIFA is an established archaeologist with extensive experience in managing archaeological projects, of preparing initial assessments and undertaking a wide range of fieldwork for sites in both rural and urban environments, of post-excavation, publication and presentation projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Chartered Institute for Archaeologists since 1986. Bob has been involved in the management of archaeological projects since the late 1970s, notably as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit* (1986-94), as Project Manager for *Hertfordshire Archaeological Trust* (1994-97), and as Manager and Historic Buildings Consultant for *Archaeological Services & Consultancy Ltd* (1998-2014).

1.3 *The Site*

1.3.1 *Location & Description*

The development site is located in the village and civil parish of Hanslope, in the Milton Keynes unitary authority area, centred on NGR SP 80325 46925 (Fig. 1). It lies within the Hanslope Conservation Area, which comprises the historic core of the village. The site covers a roughly square area of c250 sq. m on the north-east side of the High Street, adjacent to *The Cock* public house, for which it was formerly the garden. Access to the site is from the High Street.

1.3.2 *Topography & Geology*

The site is situated on level ground at an elevation of c.107.5m OD and is grass covered. Soils in the area belong to the Hanslope association, comprising “*slowly permeable*

calcareous clayey soils, with some slowly permeable non-calcareous clayey soils and the underlying geology is chalky till (Soil Survey 1983, 411d).

1.3.3 Proposed Development

The proposed development comprises construction of a 2-bed house with associated parking (Fig. 3).

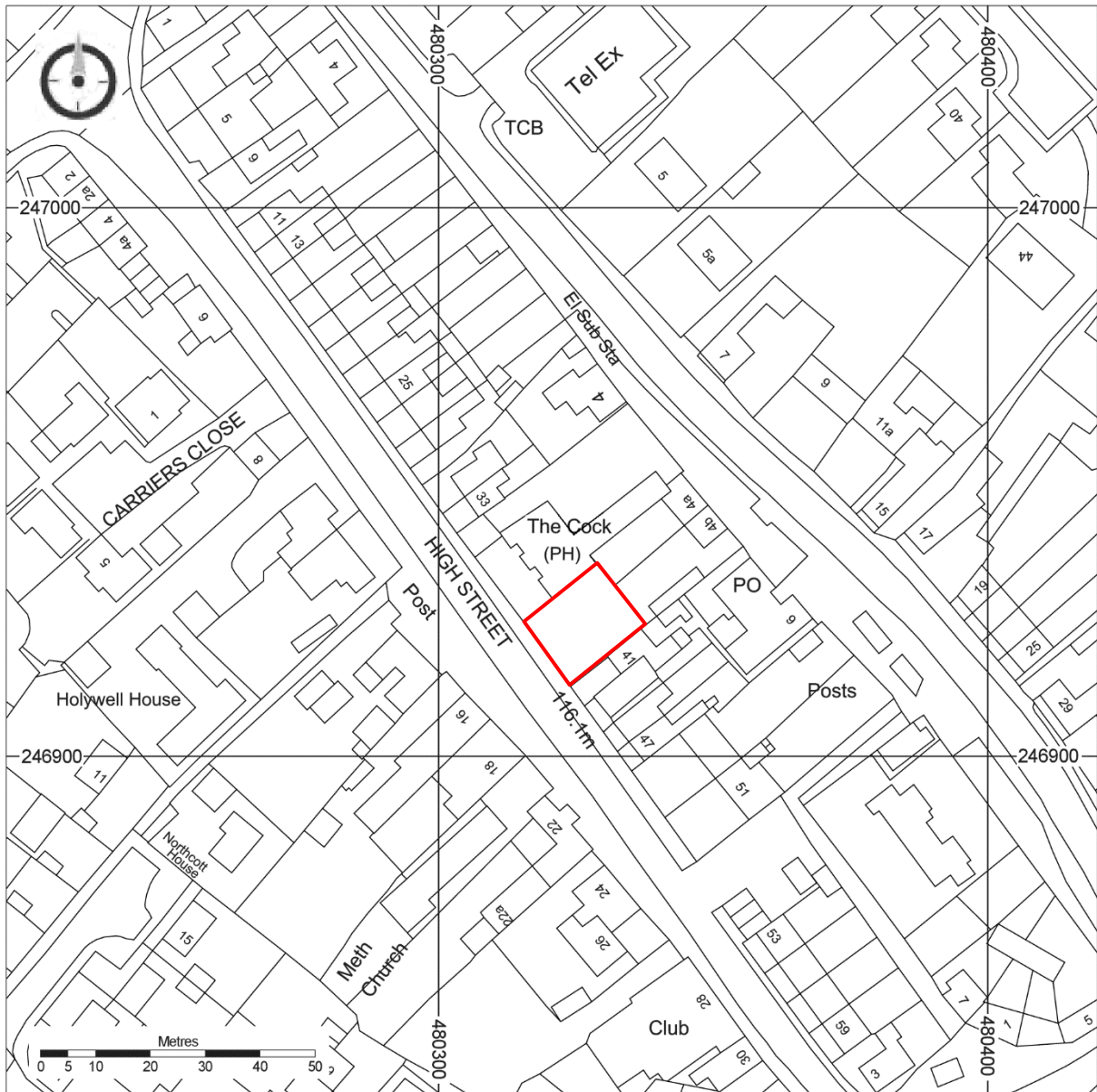


Figure 2: Site plan (scale 1:1250)
Development site outlined

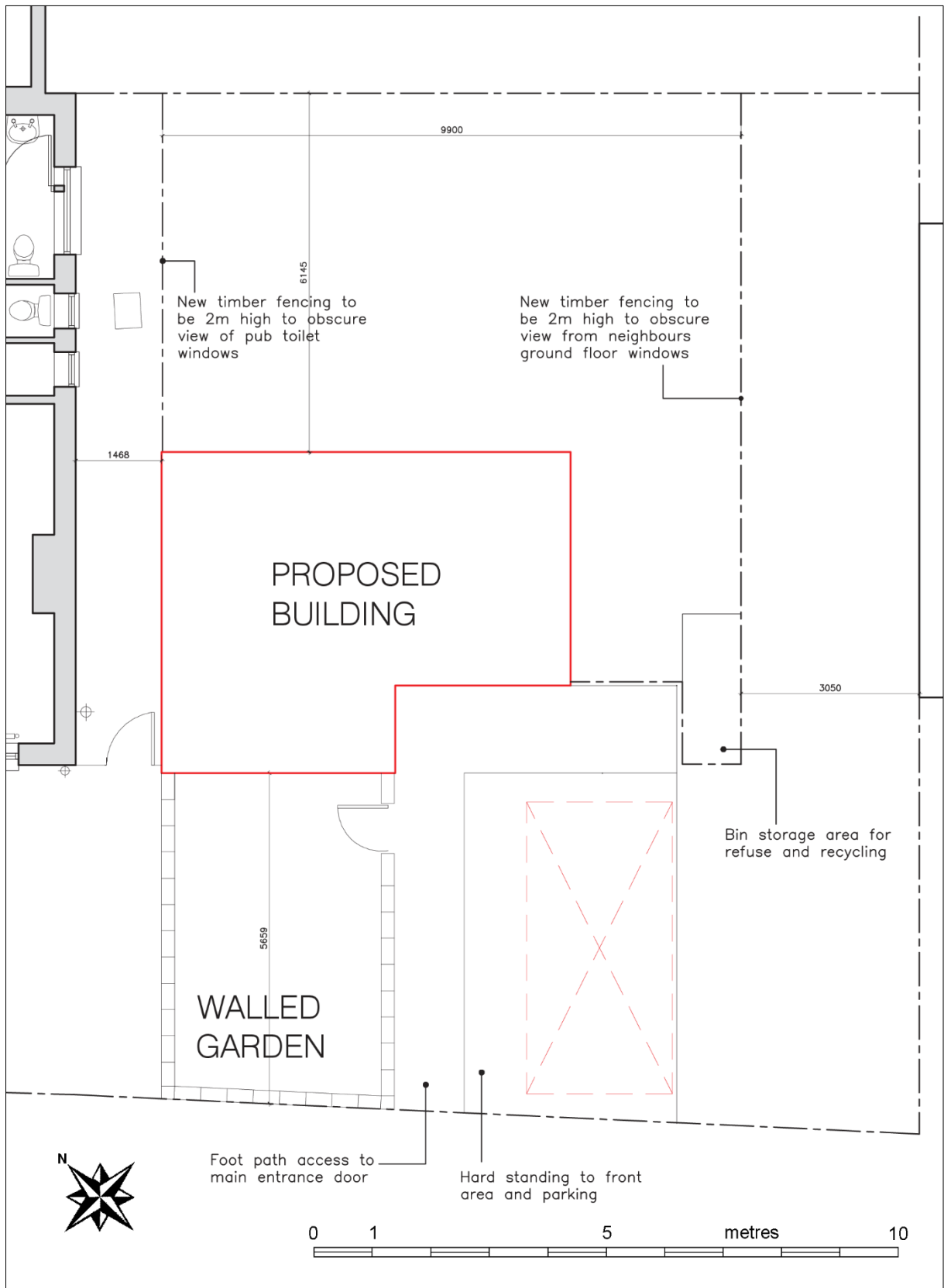


Figure 3: Proposed development (scale 1:100)

2. Aims & Methods

2.1 Aims

As described in the WSI, the aims of the project were:

- To ensure the archaeological monitoring of all aspects of the development programme likely to affect archaeological remains
- To secure the adequate recording of any archaeological remains revealed by the development programme
- To secure the analysis, conservation and long-term storage of any artefactual/ecofactual material recovered from the site

2.2 Standards

The work conformed to the WSI, to the Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014a), to relevant CIfA *Standard & Guidance Notes* (CIfA 2014b-d) and to current Historic England guidelines (HE 2015).

2.3 Methods

The project was carried out according to the WSI, which described:

- The archaeological monitoring of footing trenches and associated services
- The rapid investigation and recording of any archaeological features/deposits
- Examination of spoil-heaps for archaeological material

2.4 Constraints

The only constraint was the limited site area, which required frequent double handling of excavated spoil.

3. Archaeological & Historical Background

3.1 *Introduction*

The following section provides a summary of the readily available archaeological and historical background to the development site and its environs. The development site is in an area of archaeological and historical interest, and had the potential to reveal evidence of a range of periods, most likely of medieval or later date.

This section has been compiled with information from recent archaeological studies of Hanslope (Green 2011) and the surrounding region (Farley 2011, Hey & Hind 2014).

3.2 *Prehistoric* (c.10000 - 600BC)

Relatively little evidence of prehistoric activity is recorded in the Hanslope area, in contrast to neighbouring parishes such as Olney and Ravenstone, where a number of prehistoric sites are recorded as cropmarks. This may be due to Hanslope's location on the high clayland area between the Ouse and Nene valleys, where cropmarks are more difficult to recognise than on the terrace gravels of the river valleys. Only one find of prehistoric date, a flint arrowhead (HER 1017) has been recorded close to the village.

3.3 *Iron Age & Roman* (600BC -c.AD450)

During the Iron Age there is some evidence of activity and/or settlement in the Hanslope area, provided by the cropmark of a sub-rectangular enclosure (HER 910) south-west of the village and the discovery of an Iron Age find (HER 1043) close to the village.

In the Roman period the Hanslope area fell within the *civitas* (tribal territory) of the *Catuvellauni*. The nearest Roman towns were *Magiovinium* (Fenny Stratford) and *Lactodorum* (Towcester), respectively c.12km to the south-east and west of Hanslope. These towns are linked by a major road, latterly known as Watling Street, which passes c.6km south-west of Hanslope. Fieldwork in the parish has identified three possible native farmsteads or settlements of Roman date, at Gordon's Lodge Farm (HER 598) to the north-west, Woad Farm (HER 699-701) to the east and Beanfield, to the south. North-east of the village, east of the M1, a possible villa site with at least one mosaic pavement has been located at Salcey Wood (HER 3921-24). Metal detecting in fields around the village has produced frequent finds of Roman material.

3.4 *Saxon* (c.450-1066)

The present village of Hanslope probably originated during the late Saxon period. The village is included in the Domesday survey (1086), where it is named as *Hamescle*, meaning 'Slope or area belonging to Hama'. At the time of the survey the land was held by *Winemar the Fleming* and was valued at £24 (Morris 1978). The population of Hanslope was large, including 36 villagers, eleven smallholders and eight slaves, making the manor one of the more populous manors in the county (*ibid.*).

Despite its apparent Saxon origins, no Saxon sites or findspots are recorded in Hanslope. This may be because the Saxon settlement was located within the bounds of the present village beneath later medieval occupation sites, as is the case with many other contemporary settlements.

3.5 *Medieval* (1066-1500)

Documentary sources suggest that Hanslope was a small hamlet, possibly one of several small hamlets or 'ends' within the parish, until the mid-13th century. Its development at this time was prompted by the decision of William Maudit, then lord of the manor, to relocate the parish

church from Castlethorpe to Hanslope. The present village appears to have developed around Church End, where the parish church was relocated, extending north-westwards along the High Street and Gold Street, between which was a long rectangular green, to a larger green area flanked by houses at Stocking Green. The manor is thought to have been located to the south of the church.

In 1292 William Beauchamp, Earl of Warwick, obtained a grant for a Thursday market and a fair for the festival of St James, for the duration of 15 days. The market and fair were still active in the 18th century but did not survive into the 19th century, although the cattle fair on 'Holy Thursday' did survive into the 19th century. The market and fair were probably hosted in the square next to the church, although the exact extent of the market is up for debate.

Hanslope lay within the bounds of the royal hunting forest of Salcey. This is reflected in the medieval period in the number of its inhabitants who worked in woodland crafts such as turners and carpenters, as well as the more usual rural trades.

Apart from the parish church, no buildings of medieval date appear to survive in Hanslope. The HER records a wide range of medieval metalwork from metal detecting in fields around the village, as well as medieval artefacts and pottery from locations including at Gordon's Lodge Farm and Stocking Green Farm.

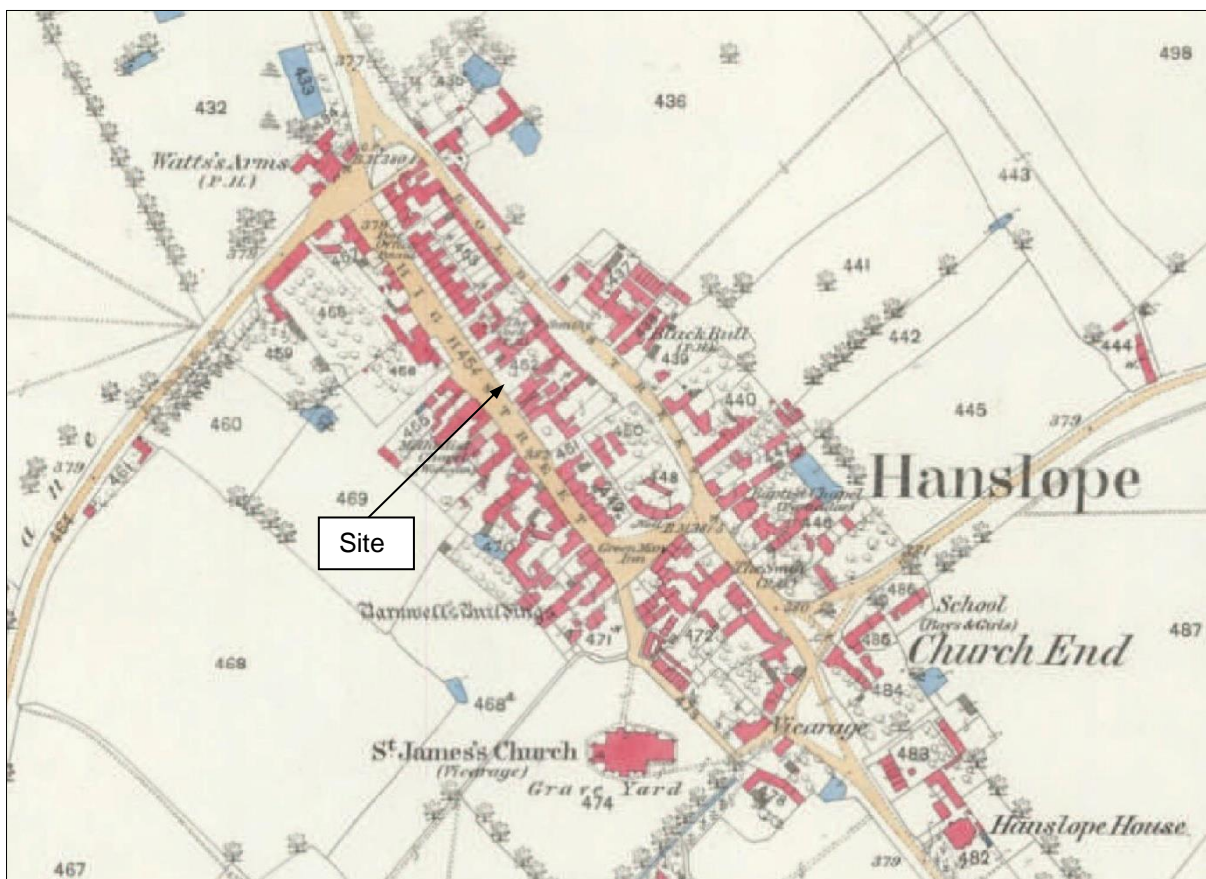


Figure 4: Extract from Ordnance Survey First Edition 25" sheet, Bucks IV.11, 1880

3.6 **Post-Medieval & Modern** (1500 - present)

During the post-medieval period, Hanslope maintained its situation as a local market centre, though as the village remained unaffected by the various transport developments of the 18th and 19th centuries its focus remained primarily agricultural. The parish fields were enclosed in 1778-79. In 1826, the villagers' rights of common in Salcey Forest were lost when Salcey was

disafforested and enclosed. The population of the parish declined from c.1800 in 1861 to c.1000 in 1961, rising after that date as new estates were built on the edges of the existing village core.

The earliest buildings extant in Hanslope, notably in the High Street and Gold Street, date from the 17th and 18th centuries. The former green between the High Street and Gold Street, where the development site is located, appears to have been encroached upon during the 17th to 19th century, being divided into a series of narrow plots facing one street or the other. By the publication of the Ordnance Survey First Edition 25" sheet in 1880, the site is shown as undeveloped, forming part of the garden of the cottage that is now 4a & 4b Gold Street (Fig. 4). The earliest record of *The Cock* public house dates from the 17th century: the present building is of late 19th-century date.

4 Results & Conclusions

4.1 Results

Observations were made on 5th and 6th November, during topsoil removal from the site and excavation of the footing trenches for the new house (Appendix 1). Prior to development, the site had been the garden of *The Cock* and had been under grass. Turf and topsoil were removed using a JCB fitted with a toothless ditching bucket: the soil was of noticeably good quality, suggesting it had been intensely cultivated in the past (Fig. 5: also see 3.6, above). The only finds noted were a few post-medieval clay pipe stem fragments.

The footing trenches for the new build were c.600mm wide, cut to a depth of c.1m except on the north-east side, where the trench was deeper because of adjoining trees (Fig. 6). The trench in the centre of the building was c.500mm wide and deep. Beneath a shallow spread of remaining topsoil, the trenches encountered varying depths of loose limestone rubble in a dark soil matrix, between 0.3 and 0.6m depth. The rubble varied in size: none appeared to have formed a part of any structure, and had the appearance of a dump of material that had been subsequently levelled and buried. No finds were present in this deposit, so its date could not be ascertained. Beneath the rubble and soil layer was undisturbed buff-brown clay.

4.2 Conclusions

From the available historical evidence, the development site had been part of the garden of the two cottages adjoining the rear of *The Cock* on Gold Street, before becoming the pub garden. As a cottage garden it is likely to have been intensely cultivated, accounting for the fine quality of the topsoil on the site. Probably at some time during its cottage garden phase, a quantity of limestone rubble was dumped in the garden and subsequently buried. The only dating evidence for this is provided by a few post-medieval clay pipe stem fragments, recovered from the topsoil.

Significant buried heritage assets (*i.e.* archaeological deposits, features or artefacts) were not observed during the monitoring programme. While the existence of buried heritage assets away from the observed area(s) cannot be specifically excluded, it is unlikely that large numbers of buried heritage assets are present on the site. It is unlikely that the proposed development has had a significant impact on buried heritage assets.

4.3 Confidence Rating

The watching brief was carried out with full co-operation from the client and her groundworks team, in good weather. A high confidence rating is therefore assigned to the results.



Figure 5: The site during topsoil removal, looking north

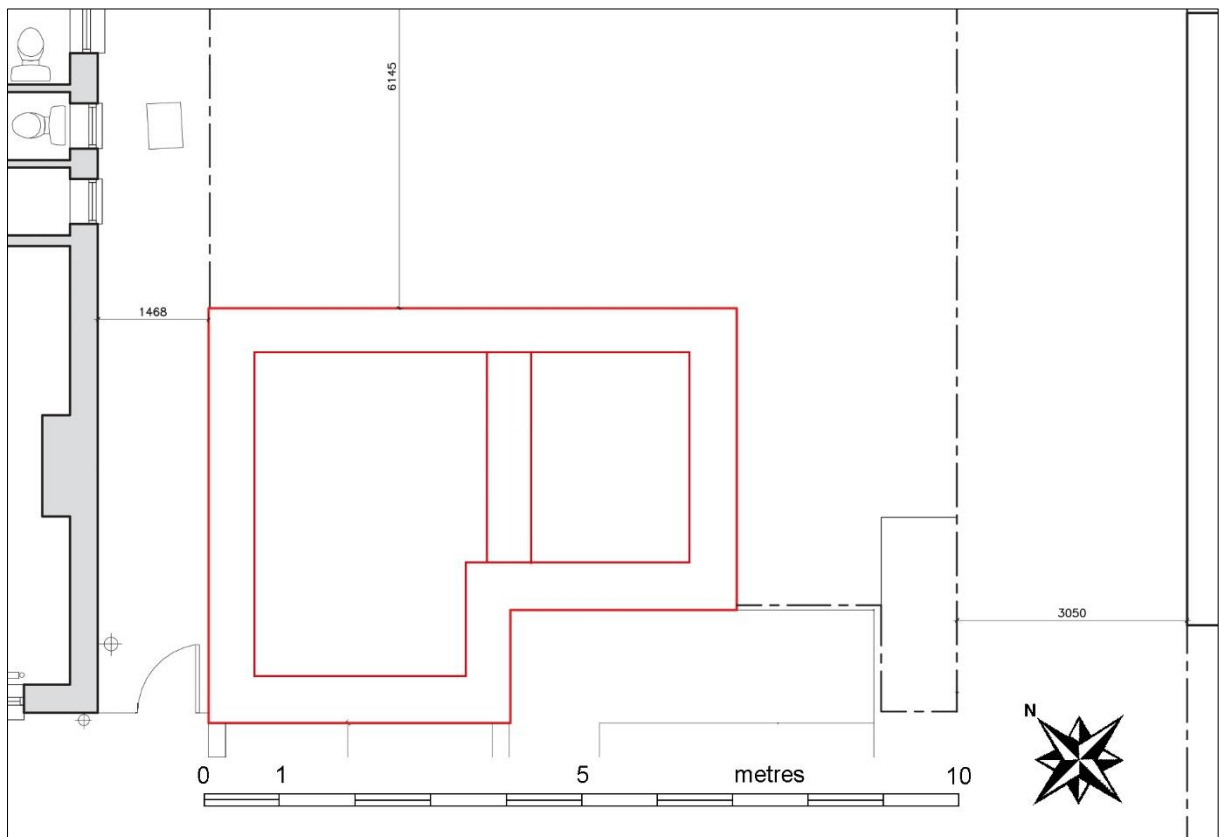


Figure 6: Footing trenches observed, shown in red (scale 1:100)



Figure 7: Excavating the deep rear (NE) trench, looking SE



Figure 8: The NW trench, looking south



Figure 9: Excavating the shallow central trench, looking SW



Figure 10: Excavating the SE trench, looking SW

5. Archive

5.1 The project archive will comprise:

1. Written Scheme of Investigation
2. Initial Report
3. Clients site plans
4. Site Monitoring Sheets
5. List of photographs
6. Original specialist reports and supporting information
7. CDROM with copies of all digital files.

5.2 The archive will be deposited with Buckinghamshire County Museum. An accession number has been requested.

6. List of Photographs

Site Name: 'The Cock', 35 High Street, Hanslope		Proj. no/Code: 0081/HHS
Shot	Digital	Subject
1	7729	The site during topsoil removal, looking north
2	7730	Topsoil removal, looking east
3	7731	Excavating the deep rear (NE) trench, looking SE
4	7732	Excavating the shallow central trench, looking SW
5	7733	The NW trench, looking south
6	7734	Excavating the SE trench, looking SW
7	7735	Excavating the SE trench, looking SW
8	7736	Development site and surroundings, from west

7. References

Standards & Specifications

- ClfA 2014a *Code of Conduct*. Chartered Institute for Archaeologists (Reading)
- ClfA 2014b *Standard & Guidance for an Archaeological Watching Brief*. Chartered Institute for Archaeologists (Reading)
- ClfA 2014c *Standard & Guidance for an Archaeological Excavation*. Chartered Institute for Archaeologists (Reading)
- ClfA 2014d *Standard & Guidance for the Creation, Compilation, Transfer & Deposition of Archaeological Archives*. Institute for Archaeologists (Reading)
- HE 2011 *Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation*. Historic England (London).
- HE 2015 *Management of Research Projects in the Historic Environment and MoRPHE Project Planning Note 3: Excavation*. Historic England (London)
- Zeepvat B 2018 *'The Cock', High Street, Hanslope MK19 7LQ: Written Scheme of Investigation for Archaeological Monitoring*. Bancroft Heritage Services doc. ref. BHS/0081/HHS/2 (unpublished)

Secondary Sources

- BGS *British Geological Survey 1:50,000 Series, Solid & Drift Geology*
- Farley M (ed.) 2011 *An Illustrated History of Early Buckinghamshire*. Buckinghamshire Archaeological Society (Aylesbury)
- Green D 2011 *Hanslope – Buckinghamshire Towns Assessment Report*. Buckinghamshire County Council.
- Hey G & Hind J 2014 *Solent-Thames Research Framework for the Historic Environment: Resource Assessments and Research Agendas*. Oxford Wessex Monograph 6 (Oxford)
- Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden)
- Williams A & Martin GH 2003 *Domesday Book. A Complete Translation*. Penguin

Internet

- www.nls.org.uk (OS First Edition)



BANCROFT HERITAGE SERVICES

WATCHING BRIEF RECORD

Project No/Code/Name: 0081/HHS HANSDLOPE		Sheet: 2 of 2.	
Client/Developer			
Contact:		Phone:	
Duration of Visit (inc. travel):	Start: 0930	Finish: 1300	
Development Type:			
Footings <input checked="" type="checkbox"/>	Services	Roads	Levelling
			Quarrying
			Pipelines
			Other (specify):
Site & weather conditions: COLD, DRY.			
Observations:			
FOOTING TRENCHES c600m - wide - c1m deep EXCEPT			
FRONT - DEEPER (c2m) BECAUSE OF TREES.			
CENTRAL CROSS TRENCH - c500m.			
Below remains of TOPSOIL IS VARYING DEPTH			
OF LST RUBBLE - SOME QUITE LARGE PIECES.			
NO EVIDENCE OF USE FOR BUILDING - NO FINDS			
c300-500m.			
DUMP?			
Below LST IS NAT BUFF-BROWN CLAY.			
Comments:			
NEGATIVE WB.			
Completed by:		Date of visit: 6/11/18.	

Appendix 2: OASIS Form

PROJECT DETAILS			
Project Name:	The Cock, High Street, Hanslope	OASIS reference:	327556
Short Description:	<p><i>The site lies on the former green, within the historic core of the settlement and had the potential to reveal evidence of medieval and later activity. Examination of historic mapping showed the site to have been part of the garden of cottages fronting Gold Street, before becoming the garden of the pub.</i></p> <p><i>Removal of topsoil and turf revealed nothing of significance and very few finds, of post-medieval date. The footing trenches encountered an undated spread of limestone rubble beneath topsoil and above the natural clay, presumably material that had been dumped, levelled and buried in the cottage gardens.</i></p>		
Project Type:	Watching Brief		
Previous work: (e.g. HER refs)	No	Site status: (e.g. none, SAM, listed)	None
Current land use:	Former garden	Future work: (yes/no/unknown)	No
Monument type:	n/a	Monument period:	n/a
Significant finds: (artefact type & period)	none		
PROJECT LOCATION			
County:	Buckinghamshire	OS reference: (8 figs min)	SP 80325 46925
Site address: (+ postcode if known)	'The Cock', High Street, Hanslope MK19 7LQ		
Study area: (sq. m.)	250	Height OD: (metres)	107.5
PROJECT CREATORS			
Organisation:	Bancroft Heritage Services		
Project brief originator:	Nick Crank, MKC	Project design originator:	Bob Zeepvat BA FSA MCI fA
Project Manager:	Bob Zeepvat BA FSA MCI fA	Director/Supervisor:	Bob Zeepvat BA FSA MCI fA
Sponsor / funding body:	Client		
PROJECT DATE			
Start date:	5 November 2018	End date:	6 November 2018
PROJECT ARCHIVES			
	Location (Accession no.)	Content (e.g. pottery, animal bone, files/sheets)	
Physical:	Bucks County Museum AYBCM: 2018. ## (to be confirmed)	None	
Paper:		WSI, monitoring sheets, report	
Digital:		CD with all digital files	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Archaeological Monitoring: Land at The Cock, High Street, Hanslope MK19 7LQ		
Serial title & volume:	Report ref. 0081/HHS/2		
Author(s):	Bob Zeepvat BA FSA MCI fA		
Page nos	19	Date:	14 November 2018