

Archaeological Services & Consultancy Ltd

**WATCHING BRIEF:
1 RED LION COTTAGES
ELM ROAD
PENN
BUCKINGHAMSHIRE**

NGR: SU 9074 9368

on behalf of Julie Fretwell



Gareth Shane BSc (Hons)

October 2011

ASC: 1435/PER/2



Letchworth House
Chesney Wold, Bleak Hall
Milton Keynes MK6 1NE
Tel: 01908 608989 Fax: 01908 605700
Email: office@archaeological-services.co.uk
Website: www.archaeological-services.co.uk



Site Data

<i>ASC project code:</i>	PER	<i>ASC Project No:</i>	1435
<i>OASIS ref:</i>	archaeol2-105988	<i>Event/Accession no:</i>	AYBCM:2012.78
<i>County:</i>	Buckinghamshire		
<i>Village/Town:</i>	Penn		
<i>Civil Parish:</i>	Chepping Wycombe		
<i>NGR (to 8 figs):</i>	SU 9074 9368		
<i>Extent of site:</i>	c.25 sq m		
<i>Present use:</i>	Private garden		
<i>Planning proposal:</i>	Construction of rear and side extension to existing cottage		
<i>Planning application ref/date:</i>	CH/2010/1848/FHA		
<i>Local Planning Authority:</i>	Chiltern District Council		
<i>Date of fieldwork:</i>	19/09/11		
<i>Commissioned by:</i>	Julie Fretwell 1 Red Lion Cottages Elm Road Penn HP10 8LD		
<i>Contact name:</i>	Julie Fretwell		

Internal Quality Check

<i>Primary Author:</i>	Gareth Shane	<i>Date:</i>	12/10/11
------------------------	--------------	--------------	----------

<i>Revisions:</i>		<i>Date:</i>	
-------------------	--	--------------	--

<i>Edited/Checked By:</i>		<i>Date:</i>	
---------------------------	--	--------------	--

© Archaeological Services & Consultancy Ltd

No part of this document is to be copied in any way without prior written consent.

Every effort is made to provide detailed and accurate information. However, Archaeological Services & Consultancy Ltd cannot be held responsible for errors or inaccuracies within this report.

© Ordnance Survey maps reproduced with the sanction of the Controller of Her Majesty's Stationery Office.
ASC Licence No. AL 100015154

CONTENTS

Summary.....	4
1. Introduction	4
2. Aims & Methods	7
3. Archaeological & Historical Background.....	8
4. Results.& Conclusions.....	10
5. Acknowledgements	12
6. Archive.....	12
7. References.....	13

Appendices:

1. ASC Watching Brief Monitoring Sheets.....	14
2. Photo List.....	15
3. ASC OASIS Form.....	16

Figures:

1. General location	3
2. Site plan	5
3. Footings excavated.....	5

Plates:

Cover: 1 Red Lion Cottages

1. The site	11
2. Machining	11
3. Footings	11
4. Stratigraphy.....	11



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

Summary

In September 2011 a watching brief was undertaken at 1 Red Lion Cottages, Elm Road, Penn, Bucks. The work required the footings for an extension to the existing building to be monitored. An aim of the project was to recover and record any evidence of the medieval and post-medieval tile industry in Penn. About 90% of the footings were observed but no archaeology was located or recovered.

1. Introduction

1.1 In September 2011 *Archaeological Services and Consultancy Ltd* (ASC) carried out a watching brief at 1 Red Lion Cottages, Elms Lane, Penn, Bucks. The project was commissioned by Julie Fretwell, and was carried out according to a generic brief issued on behalf of the local planning authority (LPA), *Chiltern District Council*, by their archaeological advisor, *Buckinghamshire County Archaeology Service*, and a project design prepared by ASC (Zeepvat 2011). The relevant planning application reference is CH/2010/1848/FHA.

1.2 *Planning Background*

This watching brief was required under the terms of *Planning Policy Statement 5* (PPS5), as a condition of planning permission for the development of the site.

1.3 *Archaeological Services & Consultancy Ltd*

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

1.4 *The Site*

1.4.1 *Location & Description*

The site is located in the village of Tylers Green, in the civil parish of Penn, within the Chiltern district of Buckinghamshire, centred on NGR SU 9074 9368 (Fig. 1). No.1 Red Lion Cottages is the southernmost of a pair of semi-detached cottages on the east side of Elm Road, immediately south of the *Red Lion* public house, at the junction of School Road and Elm Road. Access to the site is from Elm Road. To the south of the site is residential development: to the east are open fields (Fig. 2).

1.4.2 *Geology & Topography*

The development site is flat and lies at an elevation of *c.*160m OD. Soils on the site have not been mapped but are likely to belong to the *Combe 1 Association*, described as well-drained calcareous fine silty soils (Soil Survey 1983, 511f). The underlying geology comprises Plateaux Gravel over chalk (BGS, 255).

1.4.3 Proposed Development

The proposed development comprises construction of single-storey extensions to the rear (east) and south sides of the cottage, with a gross area of *c.*25 sq m (Fig. 3).

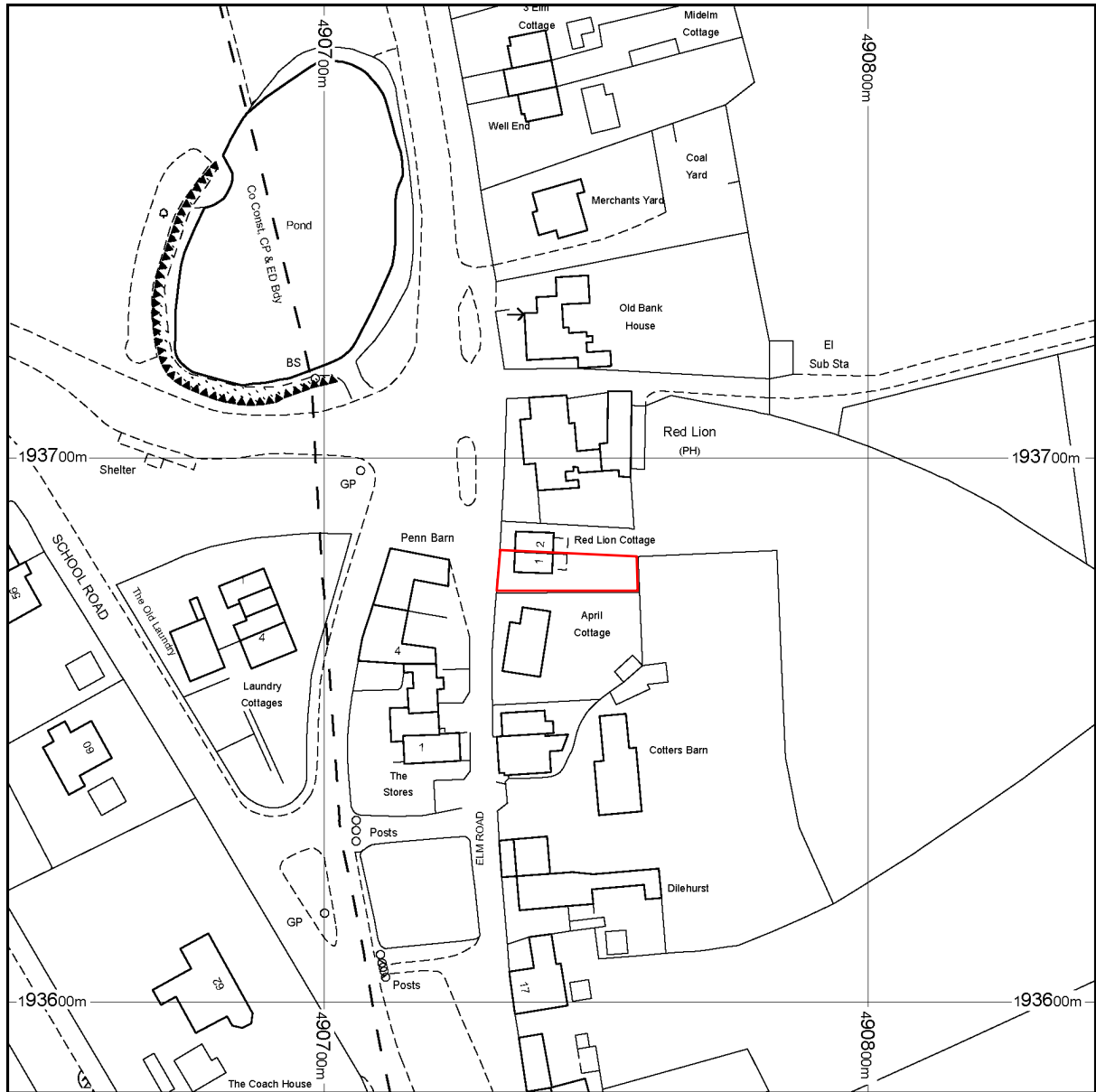


Figure 2: Site plan (scale 1:1250)

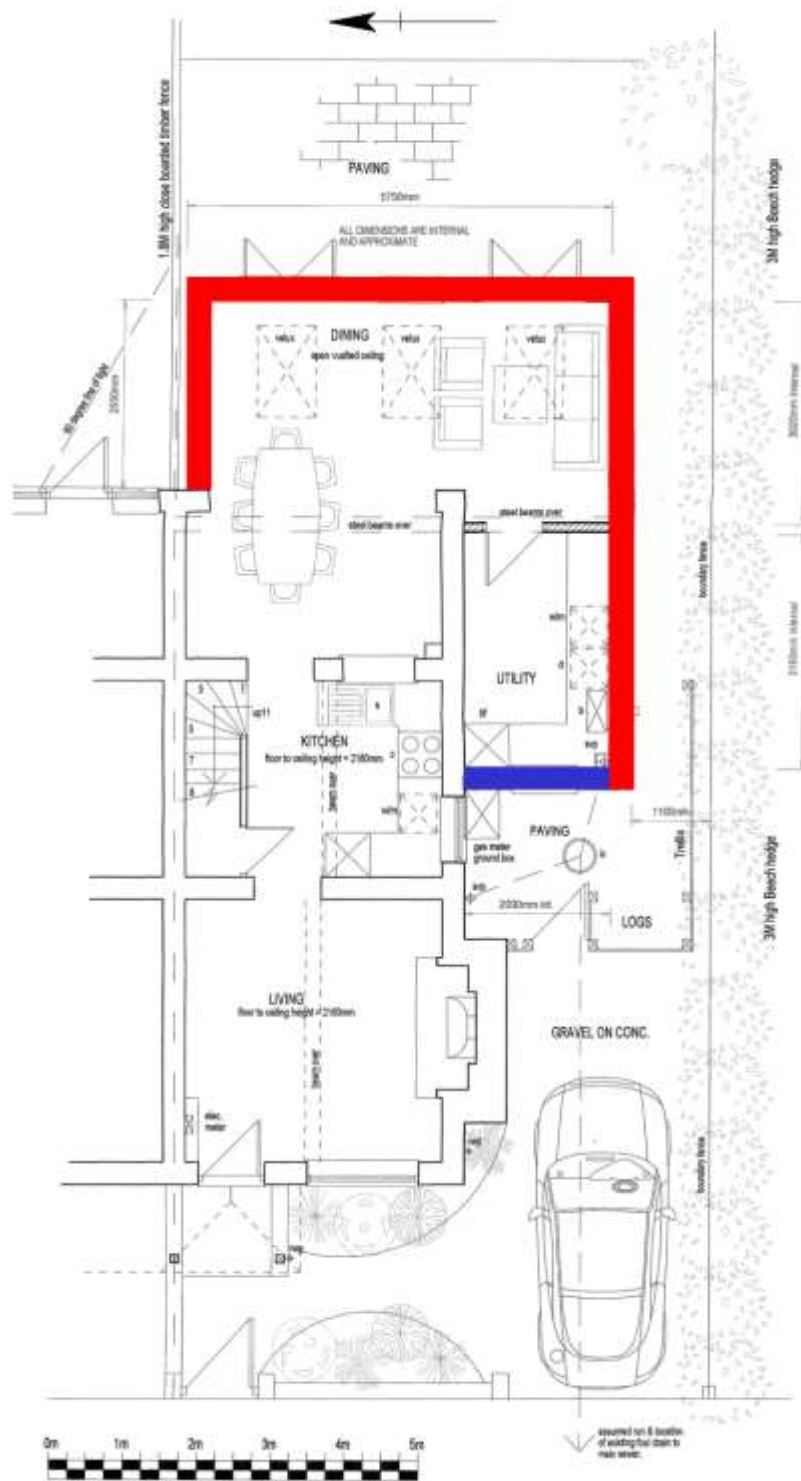


Figure 3: Proposed development: monitored footings in red (scale 1:100)

2. Aims & Methods

2.1 *Aims*

As described in the project design (Section 3.1), the aims of the watching brief were:

- To identify, record and interpret any important archaeological remains revealed during the development, with particular reference to remains associated with the medieval and post-medieval pottery and tile manufacturing industry.

2.2 *Standards*

The work conformed to the project design, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), and to the relevant sections of ASC's own *Operations Manual*.

2.3 *Methods*

The work was carried out according to the project design (Section 3.3), which required:

- A watching brief to be maintained during excavations for footings and other significant groundworks

2.4 *Constraints*

There were no departures from the methodology outlined in the brief.

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. Penn is an area of considerable archaeological and historical interest. The Penn tile industry is considered to be of national importance and has been included in *English Heritage's* Monuments Protection Programme shortlist of sites meriting detailed consideration for scheduling.

The site lies within an area of archaeological and historical interest, and has the potential to reveal evidence of a range of periods.

This section has been compiled with information from the Buckinghamshire Historic Environment Record (HER) and ASC's reference collection.

3.2 *Prehistoric* (before AD43)

The Chilterns were occupied during the prehistoric periods and a number of sites and artefacts have been recorded (Holgate 1995). Flint scatters of late Neolithic to early Bronze Age date are widely recorded on the Chiltern dip slope (Farley 2010, 39). During the late Bronze Age and early Iron Age the Chiltern scarp appears to have formed a major territorial boundary, though little is known of activity on the dip slope (*ibid*, 45). There is little evidence of activity in the Penn area during this period, but the discovery of a Bronze Age copper-alloy spearhead has been recorded *c.* 300m northeast of the development site (HER 5877).

3.3 *Roman* (AD43-c.450)

During the Roman period the Chilterns formed part of the tribal territory of the *Catuvellauni*, with its capital at *Verulamium* (St Albans). At this time it seems likely that much of the area was wooded (Branigan 1987): only one possible Roman road passes through the Chilterns, along the valley of the river Wye, south of Penn (Farley 2010, 79), and a number of villas were built, principally in the river valleys, the nearest to the site being Rye Mead and West Wycombe, also in the Wye valley (*ibid*). Archaeological evidence for Roman activity has been revealed at *Ashwells*, *c.* 800m west of the development site (HER 0165, Cauvain *et al* 1989).

3.4 *Saxon-Medieval* (c.450-1500)

Little is known of the origins of Penn and Tylers Green. Tylers Green is not included in the *Domesday* Survey (1086), and the first historical reference to Tylers Green is in the 1332 *Subsidy Roll*, which records the presence of tile manufacturing.

The medieval tile industry at Penn is of considerable importance and has been the subject of a number of studies (Hohler 1941; Cauvain 1987; Green 2005; Zeepvat 2009). Little detailed historical information is available about the industry, although account books show that Penn tiles were used in the construction of the royal manors of Sheen and the Tower of London in the 1380s (Eames 1980, 222).

The presence of kilns in the area was initially suggested by finds of tile wasters but a late medieval kiln was identified in 2001 at Rose Cottage, c.400m north of the development site (Zeepvat 2009). Tiles have been found in the centre of Penn, c.1km south east of the development site (HER 4245, 4246 and 4761), and work in Penn churchyard revealed a grave with a lining of both tile and vessel wasters (HER 4471). Wasters have also been found at April Cottage (Broadbent 1981) next to the development site, and opposite Slade's Garage (HER 4244; Rouse & Broadbent 1952).

Wasters have also been found to the northeast of the development site, at Puttenham Place (Cauvain 1987, HER 5411). Puttenham Place Farm (HER 0164) was probably built by the Puttenham family during the 15th century (RCHM 1912, 267; Page 1969, 236). It comprised a timber hall with an open timber roof (Page 1969, 236) and was extensively rebuilt c.1600, when it was divided into two storeys (*ibid*).

Further ceramic finds, including both tile and vessel fragments, have been recorded throughout Tylers Green. A group of 13th-century pottery sherds were recorded north of the development site at *Yonder Lodge* (HER 2165). This area is known as *Potters Cross*, providing further evidence of the importance of the ceramics industry in the Penn/Tylers Green area.

3.5 **Post-Medieval** (1500-1900)

The settlement at Tylers Green developed considerably during the post-medieval period. The tile industry continued to be of importance and a possible kiln site, dating to the 16th to 17th centuries, has been found north of the development site near Potters Cross (HER 2165). The kiln at Rose Cottage was rebuilt on a number of occasions during the 17th or early 18th centuries (Zeepvat 2009).

3.6 **Modern** (1900-present)

Tylers Green probably underwent a renaissance during the 18th and 19th centuries, when the settlement began to develop as a residential area. Many of the houses along Elm Road were built during the 18th and 19th centuries as summer residences for Londoners (Robinson 1929).

4. Results & Conclusions

4.1 Results

The site was monitored for one day, during which approximately 90% of the footings excavated were subject to constant archaeological supervision (Fig. 3). Observations of the strata encountered are described below. No archaeology was observed during the course of the watching brief (appendix 1).

- 0.00-0.10m **Made ground (100)**
- 0.10-0.30m Dark grey silt clay **Topsoil (101)**
- 0.30-0.55m Mid green grey silt clay **Subsoil (102)**
- 0.55-0.80m Mid orange yellow silt clay **Natural (103)**
- 0.80-1.10m Orange clay **Natural (104)**

The ground showed some signs of disturbance in the form of rubble and made ground (101). Other disturbance found included two old soakaways filled with tile and rubble and significant root disturbance mostly confined to the subsoil. No other disturbance was noted in the soils observed.

The spoil heaps were scanned but only modern finds were found, but not retained.

4.2 Conclusions

No archaeology was observed within the footing trenches. The majority of the strata encountered were undisturbed suggesting that if any archaeology is present on the site; it would have to lie outside the confines of the trenches. The site offered potential for further evidence of Penn tile industry to be found on this site. Unfortunately only modern pottery and tile fragments were found in the upper strata.

Confidence Rating

The watching brief was carried out in good weather and light conditions, and full cooperation was received from the client and on site contractors. Accordingly a very high confidence rating is attached to the results of this investigation.



Plate 1: The site



Plate 2: Machining



Plate 3: Footings

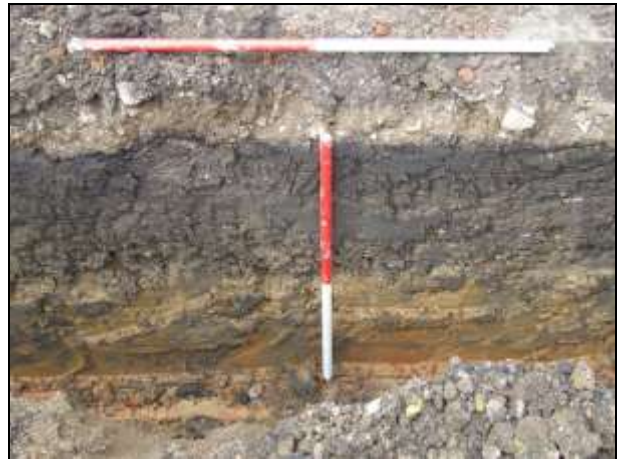


Plate 4: Stratigraphy

5. Acknowledgements

The project was commissioned by Julie Fretwell. The writer is grateful to Julie Fretwell and on site contractors for their assistance. *Buckinghamshire County Archaeological Service* (BCAS) monitored the project on behalf of the local planning authority.

The project was managed for ASC by David Fell MA MifA. Fieldwork was carried out by Gareth Shane BSc (Hons). The report was prepared by Gareth Shane and edited by Bob Zeepvat BA MifA.

6. Archive

6.1 The project archive will comprise:

1. Project Design
2. Initial Report
3. Clients site plans
4. Site Monitoring Sheets
5. Site record drawings
6. List of photographs
7. B/W prints & negatives
8. CDROM with copies of all digital files.

7.2 The archive will be deposited with Buckinghamshire County Museum.

7. References

Standards & Specifications

- EH 1991 *The Management of Archaeological Projects, 2nd edition*. English Heritage (London).
- IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.
- IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute of Field Archaeologists' *Standard & Guidance documents (Desk-Based Assessments, Watching Briefs, Evaluations, Excavations, Investigation and Recording of Standing Buildings, Finds)*.
- Zeepvat, R 2011 *1 Red Lion Cottages, Elms Lane, Penn, Bucks. Project Design for Archaeological Watching Brief* ASC doc ref 1435/PER/2

Secondary Sources

- BGS *British Geological Survey 1:50,000 Series, Solid & Drift Geology*.
- Branigan, K 1987 *The Catuvellauni*. Alan Sutton (Gloucester).
- Broadbent, JD 1981 'A second Penn tile kiln site' *Recs Buckinghamshire* **23**, 128-9.
- Cauvain, PM 1987 'Penn tiles from Puttenham Place Farm' *J Chess Valley Archaeol Historical Soc*, 25-6
- Cauvain, PM, Cauvain SP & Green M 1989 'Prehistoric, Romano-British and fourteenth century activity at Ashwells, Tylers Green, Bucks'. *Recs Buckinghamshire* **31**, 111-119.
- Eames, ES 1980 *Catalogue of medieval lead-glazed earthenware tiles in the department of medieval and later antiquities*. British Museum
- Farley, M (ed.) 2010 *An Illustrated History of Early Buckinghamshire*. Buckinghamshire Archaeol. Soc. (Aylesbury).
- Green, M 2005 'Medieval tile industry at Penn' *Recs Buckinghamshire* **45**, 115-160
- Hohler, C 1941 'Medieval paving tiles in Buckinghamshire' *Recs Buckinghamshire* **16.1**, 1-49.
- Holgate, R 1995 'Early prehistoric settlement of the Chilterns' in Holgate R (ed) *Chiltern Archaeology. Recent Work. A Handbook for the Next Decade*, 3-16 (Dunstable).
- Page, W (ed) 1969 *The Victoria History of the County of Buckingham* vol. **3** (London)
- RCHM 1912 *An Inventory of the Historical Monuments in Buckinghamshire South*. Royal Commission on Historical Monuments (England)
- Robinson, RM 1929 *The Penn Country and the Chilterns*. Bodley Head.
- Rouse, EC & Broadbent, JD 1952 'Further discoveries of the fragments and wasters in connexion with fourteenth century paving-tile and roof-tile kilns at Penn' *Recs Buckinghamshire* **15**, 314-317
- Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden).
- Zeepvat, R 2009 'Rose Cottage, Tylers Green: Excavation of a 15th to 17th Century Tillery'. *Recs Buckinghamshire* **49**, 189-218

Appendix 1: Monitoring Sheets



A.S.C. LTD

WATCHING BRIEF RECORD

Project: Penn 1 Red Lion Cottages		Project No/Code: 435 1 PER	Sheet: 1 of
Client/Developer: Julie Bretwell		Date of visit: 19/9/11	
Contact:		Phone:	
Duration of Visit (inc. travel):	Start: 8:00 am	Finish: 5:30pm	
Completed by:			
Development Type:			
Footings <input checked="" type="checkbox"/>	Services	Roads	Levelling
			Quarrying
			Pipelines
			Other (specify):
Site & weather conditions: Damp, overcast ex. light conditions			
Observations: Arrived 10 am measured 1 1/2 lengths of wall exposed a soakaway consisting of brick back fill. Topsoil 1' made ground Silty light orange clay 1' Orange clay Peeples deposit close to surface carrying a drain re used for modern drainage			
Comments: No work			

Appendix 2: List of Photographs

SITE NAME: Penn			SITE NO/CODE: 1435/PER
Shot	B&W	Digital	Subject
1-2		√	machining
3-6		√	Penn tiles in the Lady Chapel of Holy Trinity Church
7-10		√	The footings during machining
11		√	General location shots
12		√	Red Lion Cottages
13		√	General shot
14		√	Stratigraphy
15-17	√	√	The footings
18	√	√	Back of 1 Red Lion Cottage

Appendix 3: ASC OASIS Form

PROJECT DETAILS			
Project Name:	Red Lion Cottages, Penn	OASIS reference:	archaeol2-105988
Short Description:	<i>In September 2011 a Watching brief was undertaken at 1 Red Lion Cottages, Elm Road, Penn, Bucks. The work required the footings for an extension to the existing building to be monitored. An aim of the project was to recover and record any evidence of the Medieval and Post-Medieval tile industry in Penn. About 90% of the footings were observed but no archaeology was located or recovered.</i>		
Project Type:	Watching Brief		
Previous work: (eg. SMR refs)	None	Site status: (eg. none, SAM, listed)	None
Current land use:	Residential	Future work: (yes/no/unknown)	Unknown
Monument type:	None	Monument period:	N/a
Significant finds: (artefact type & period)	None		
PROJECT LOCATION			
County:	Buckinghamshire	OS reference: (8 figs min)	SU 9074 9368
Site address: (+ postcode if known)	1 Red Lion Cottages, Elms Lane, Penn, Bucks		
Study area: (sq. m. / ha)	25sq. m	Height OD: (metres)	160mOD
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:		Project design originator:	R. Zeepvat
Project Manager:	D. Fell	Director/Supervisor:	G. Shane
Sponsor / funding body:	Julie Fretwell		
PROJECT DATE			
Start date:	19/9/11	End date:	19/9/11
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	Buckinghamshire County Museum	None	
Paper:		Report, Project Design, site records, architects plans etc..	
Digital:		Cd Rom	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Watching Brief, 1 Red Lion Cottages, Elm Road, Penn, Buckinghamshire		
Serial title & volume:	ASC Ltd Report ref. 1435/PER/2		
Author(s):	Gareth Shane BSc (Hons)		
Page nos	16	Date:	12/10/11