

Archaeological Services & Consultancy Ltd

**ARCHAEOLOGICAL EVALUATION:
HAZELMERE UPHOLSTERY
CHURCH ROAD, TYLERS GREEN
BUCKINGHAMSHIRE**

on behalf of Cubique Construction



Jonathan R Hunn BA PhD MIFA

May 2007

ASC: 848/TGC/2

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Site Data

| | | | |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----|
| <i>ASC site code:</i> | TGC | <i>Project no:</i> | 848 |
| <i>County:</i> | Buckinghamshire | | |
| <i>Village/Town:</i> | Tylers Green | | |
| <i>Civil Parish:</i> | Penn | | |
| <i>NGR (to 8 figs):</i> | SU 9055 9384 | | |
| <i>Extent of site:</i> | c.1600 sq m | | |
| <i>Present land use:</i> | Former factory | | |
| <i>Planning proposal:</i> | Two new houses with garages and an additional garage | | |
| <i>Local Planning Authority:</i> | Wycombe District Council | | |
| <i>Planning application ref/date:</i> | 06/05583/FUL | | |
| <i>Client:</i> | Cubique Construction C/o Jackson Howes & Partners 7 Burkes Court Burkes Road Beaconsfield Buckinghamshire HP9 1NZ | | |
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Internal Quality Check

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| <i>Revisions:</i> | | <i>Date:</i> | |
| <i>Edited/Checked By:</i> | | <i>Date:</i> | |

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

Summary

In April 2007 an archaeological evaluation was undertaken on the site of a former furniture factory situated between Church Road and Bank Road in the middle of Tylers Green, Buckinghamshire. The work demonstrated that the area had once formed part of a large undated quarry pit for the extraction of sand and gravel. The backfill was a mixture of domestic and industrial waste, demolition rubble and clay dating to the first half of the 20th century. A George V penny dated 1929 was found at the base of one of the deepest trenches.

1 Introduction

1.1 In late April 2007 *Archaeological Services and Consultancy Ltd* (ASC) carried out an evaluation at the former site of Hazelmere Furniture Factory, off Church Road, Tylers Green (NGR SU 9055 9384: Fig. 1). The project was commissioned by the clients, *Cubique Construction*, and was carried out according to a project design prepared by ASC (848/TGC/1), and a brief (Radford 2006) prepared on behalf of the local planning authority (LPA), *Wycombe District Council*, by their archaeological advisor (AA), *Buckinghamshire County Archaeology Service*. The relevant planning application reference is 06/05583/FUL.

1.2 *Planning Background*

This evaluation was required under the terms of *Planning Policy Guidance Note 16* (PPG16), in response to proposals for the construction of two detached dwellings.

1.3 *Location*

The site is situated in Tylers Green, in the administrative district of Wycombe, Buckinghamshire (Fig. 1). It lies in the centre of the village, between Banks Road and School Road, centred on Ordnance Survey National Grid Reference SU 9055 9384, and comprises an irregular area of land of c.1600 sq m (Fig. 2).

1.4 *Geology & Topography*

The soils of the site have not been mapped but are likely to comprise the *Combe I Association*, namely well drained fine silty soils over chalk (Soil Survey 1983, 511f). The site is essentially flat and lies at an elevation of c.165m OD.



Figure 2: Site & trench location plan (scale 1:1,250)

2 Aims & Methods

2.1 Aims

As described in the brief (Section 6A), the aims of the evaluation were:

- To establish whether there is evidence for medieval/post-medieval tile manufacturing in the area
- To establish whether there is evidence for occupation, property boundaries, domestic, commercial or industrial activities associated with the medieval and post-medieval settlements

2.2 Standards

The work conformed to the requirements of the *brief*, to the relevant sections of the Institute of Archaeologists' *Standard & Guidance Notes* (IFA 2001) and *Code of Conduct* (IFA 2000a), to current English Heritage guidelines (EH1991; EH 1995), and to the relevant sections of ASC's own *Operations Manual*

2.3 Methods

The work was carried out according to the brief (Section 8b), which required:

- 70m of trial trenches to be excavated on the footprint of the proposed houses and access. The trench locations, which aimed to test the site entrance and footprints of the proposed buildings, are shown in Fig. 2.

2.4 Constraints

Due to the presence of demolition debris and large metal containers it was not possible to set out and excavate the trenches as previously intended. Nevertheless, a general distribution of trenches was effected amounting to 46m in length and somewhat wider, which was able to adequately demonstrate the nature of the deposits on the site.

3 Archaeological & Historical Background

CAS = Buckinghamshire County Archaeological Service record number

- 3.1 Tylers Green is an area of considerable archaeological and historical importance (Page (ed) 1966; Robinson 1929; Green 2005). The site has the potential to reveal evidence of a variety of periods, but the focus of attention is likely to lie in the medieval and post-medieval periods.
- 3.2 There is no archaeological or historical evidence for activity in the area prior to the medieval period. Penn and Tylers Green are 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.
- 3.3 The medieval tile industry at Penn has been the subject of a number of studies (Hohler 1941; Hunt 1994; Cauvain 1995; Green 2005). 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).
- 3.4 The presence of kilns in the area was initially suggested by finds of tile wasters. The majority of the findspots are to the south and east of the site, but this probably reflects the limited opportunity for archaeological work along Bank and Church Road, rather than a genuine absence of activity in this part of the village. The area north of the village green is known as *Potters Cross* and probably refers to potters operating in that part of the settlement and the village pond, which is c.300m southeast of the site, may be a former clay extraction pit.
- 3.5 Waster fragments of tile have been found in the centre of Penn (CAS 4245, 4246 and 4761) and work in Penn churchyard revealed a grave with a lining of both tile and vessel wasters (CAS 4471). Further wasters have been found at April Cottage, to the south of the site (Broadbent 1981) opposite Slade's Garage (CAS 4244; Rouse and Broadbent 1952) and at Yonder Lodge, c.500m northeast of the site. Wasters have also been found at Puttenham Place, c.700m east of the site (Cauvain 1987, CAS 5411).
- 3.6 Puttenham Place Farm (CAS 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*).
- 3.7 The tile industry continued into the post-medieval period and a kiln dated to the late 17th or early 18th century was found recently during excavations in the garden of Rose Cottage, c.300m northeast of the site (Hunn & Fell 2002).

4 Results

- 4.1 Six trial trenches were excavated across the site (Fig. 2). The western side of the area was difficult to gain access to, since it was covered in demolition debris. However, it is most probable that the disturbed ground continued across this side of the site. Details of each trench are provided in Appendix 1.
- 4.2 **Trench 1**
This was located on the northern side of the site and ran parallel to the Cherrydale property boundary (Fig. 2). It was 11.5m long by 1.85m wide and over 2.3m deep. It was cut through a series of modern tip lines consisting of industrial waste, building rubble, ash and clay fills. At the bottom of this trench the author retrieved a corroded penny belonging to the reign of King George V and dated to 1929. The trench was not bottomed (Plate 1-2).
- 4.3 **Trench 2**
This was located more or less in the centre of the site and orientated E-W (Fig. 2). It was 13.5 m long and 2.55m deep. At the bottom the ground consisted of a dark brown gravelly layer above which was what looked like an old turf line. The trench cut through fills containing a variety of waste material in the form of building rubble, wire fences, perforated plastic matting and redeposited clay (Plates 3-4).
- 4.4 **Trench 3**
This was located at a right angle off the end of Trench 2 and orientated N-S (Fig. 2). Due to the very loose nature of the ground it was only 3m in length and 2.3m in depth. It was filled with a mix of building rubble and clay. It was not bottomed (see Appendix 1 for photograph).
- 4.5 **Trench 4**
This trench lay on the eastern side of the site some 6m from the eastern end of Trench 2 (Fig. 2). It was 9m in length and no more than 0.5m deep. The upper 0.3m consisted of a clayey overburden, above a sandy gravel layer (Plate 5). The ground showed no signs of ever having been disturbed.
- 4.6 **Trench 5**
This was located towards the northwestern side of the site and orientated NW-SE (Fig. 2). The trench was 3m long by 2.1m deep, though it was never bottomed. The trench was full of redeposited debris in the form of clay, ash, tile, metal, plastic, mortary clay and slates (Plate 6).
- 4.7 **Trench 6**
Given the restricted width a trench was cut as far into the access as was feasible. It measured 4.1m in length by 1.85m wide and 1.4m in depth. It was not bottomed due to the unstable nature of the ground. Its fill consisted of considerable quantities of building debris, glass and iron guttering (see Appendix 1 for photograph). There were also tips of clay and ash, the whole being sealed by a concrete slab.



Plate 1: Trench 1 looking WNW at section



Plate 2: Eastern end of Trench 1



Plate 3: Trench 2 looking WNW at section



Plate 4: Eastern end of Trench 2



Plate 5: Oblique view of Trench 4 looking NW



Plate 6: Oblique view of Trench 5 looking south



Figure 3: Suggested reconstruction of extent of pit (buff coloured) (scale 1:1,250)

5. Conclusions

- 5.1 Of the six trenches, only Trench 4 was able to locate natural undisturbed ground. Nevertheless, even here the ground level is lower than that of areas to the south, west and even to the north. This suggests that the ground level even in this area has been artificially lowered at some time in the past. Only two trenches (2 and 4) located what appeared to be the natural subsoils. In both cases this consisted of a matrix of sand and gravel. According to the local historian this area is referred to as a 'gravel pit' in some documents (M. Green *pers. com*). About 100m to the south east of the site, at the junction of School Road with Elm Road, lies a large water filled pond. There are other depressions in the area that look like the backfilled remains of clay extraction pits. It may be assumed that the aforesaid pond was cut into a clay strata by virtue of the fact that it continues to retain water. It would certainly be a mistake to assume that all pits in the area were for the sole purpose of producing clay. Brick and tile production both require the use of sand both as an additive and as facilitator in the fabrication process. It is quite possible that the present quarry site supplied all three types of resource, of which gravel may have been only the last mineral to be extracted.
- 5.2 The true extent of the extraction pit (the present site) is by no means certain, as its edges have long since been obscured by the dwellings that surround it. However, the present topography of the area does provide possible clues. The terrain to the south of the site rises some 3m above the interior ground level of the development area. There is also the evidence of the 1924 Ordnance Survey, which shows that the boundaries of the present dwellings on the south side of Bank Road lay further to the south, towards School Road. The unusual shape of Bank Road itself is also an indication that something irregular has gone on in the past. What has caused it to adopt an almost oval shape? The obvious answer is that it is merely reflecting the position of the various dwellings that front onto it. The next question is why should these dwellings, collectively, adopt such an unusual morphology? The answer must be that they were determined by some feature in the landscape, such as a quarry or series of quarries.
- 5.3 It is probably inaccurate to speak in terms of a single extraction pit, since most such activity was usually undertaken on a piecemeal basis. It is therefore perhaps erroneous to speak in terms of a single area being open at any one time. If this had been the case then it could be argued that this 'notional' pit measured some 100m east-west and perhaps some 60m north-south. The reality was probably different since there is evidence for extraction taking place up to Elm Road to the east and beyond and certainly to the north across Church Road. Most of these extraction pits have long since vanished, leaving only the largest and most obvious ones along the edge of Elm Road to the south. If it is argued that the full extent of the 'extraction zone' did not extend beneath the current dwellings around Bank Road, then this would create an area of about 90m east west by 50m north-south.
- 5.4 The question of date is more problematical, since much of the area of Tylers Green has been subjected to periods of episodic extraction. Nevertheless, the fact that the present quarry area remained open until a relatively late date does suggest, though does not prove, that it too was a late creation. Most of the houses around the periphery of the site appear to be late 19th century in date or even later, especially on the north of

this zone. The belief that this area was extracted for gravel would also accord with such a late date. Finally, the evaluation has revealed that the fill in this area is of 20th century date, and the coin from Trench 1 supports the argument that the area was backfilled in the interwar period. From the 1940's onwards the site was used for a variety of light industrial uses, of which the furniture factory was only its final manifestation.

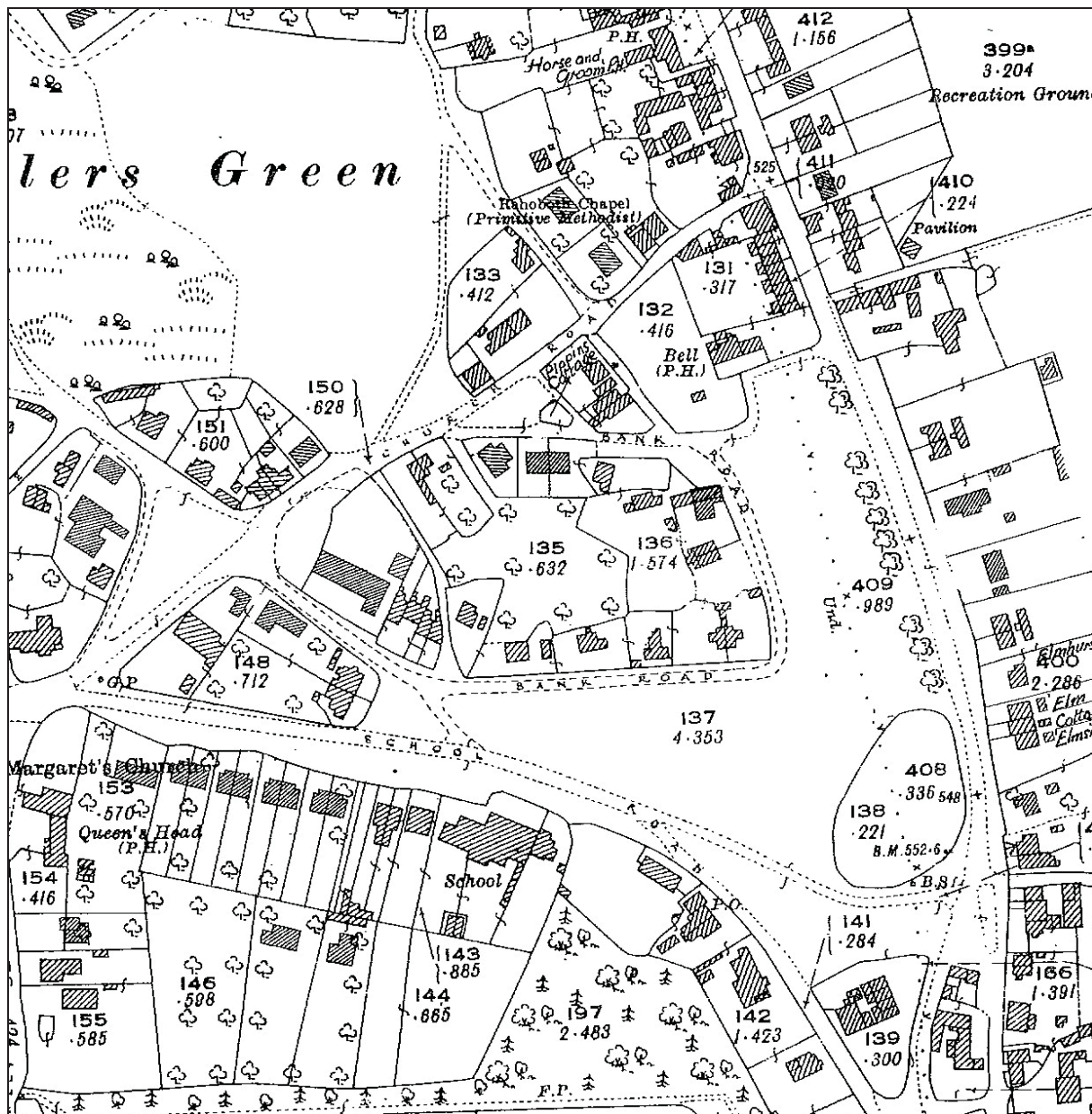


Figure 4: The Tylers Green area in 1924 (Ordnance Survey 25 inch scale)

6. Acknowledgements

The writer is grateful to the client *Cubique Construction* for commissioning this report and for supplying the plant for the evaluation. Thanks are due to David Radford of Bucks County Archaeology Service for his pragmatic approach and advice. Also thanks to Miles Green for the historical background to the site.

The evaluation was led for ASC by the author, with assistance from Calli Rouse BA PIFA. The report was edited by Bob Zeepvat BA MIFA.

7. Archive

7.1 The project archive will comprise:

1. Brief
2. Project Design
3. Initial Report
4. Clients site plans
5. Site records
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.

8. 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 2001 Institute of Field Archaeologists' *Standard & Guidance documents (Desk-Based Assessments, Watching Briefs, Evaluations, Excavations, Investigation and Recording of Standing Buildings, Finds)*.
- Radford D 2006 *Brief for Archaeological Trial Trenching: Hazelmere Upholstery Site, Church Road, Tylers Green*. Buckinghamshire County Council.


Secondary Sources


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- Hohler C 1941 'Medieval Paving tiles in Buckinghamshire' in *Records of Buckinghamshire*, **14,1**, 1-49
- Hunn J & Fell D, 2002 'Penn, Rose Cottage, Tylers Green' *South Midlands Archaeology* **32**, 11. Council for British Archaeology
- Hunt J 1994 *Penn tile industry*. Unpublished BA Dissertation. University of Exeter
- Page W (ed) 1969 *The Victoria History of the County of Buckingham* **3**
- RCHM 1912 *An Inventory of the Historical Monuments in Buckinghamshire South*. Royal Commission on Historical Monuments (England)
- Robinson R M 1929 *The Penn Country and the Chilterns*. Bodley Head
- Rouse E C & Broadbent J D 1952 'Further discoveries of the fragments and wasters in connexion with fourteenth century paving-tile and roof-tile kilns at Penn' *Records of Buckinghamshire* **15**, 314-317
- Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden).


Appendix 1: Trench Summary Tables


| Trench 1 | | | | | |
|-----------------------------------------------------------------------------------|-------------|---------------------------------------|-----------------------|-----------------------|-----------------------|
|  | | Max Dimensions | | | |
| | | Width | 1.85m | Length | 11.5m |
| | | Depth | 2.3m | Level (top) | 165.03m AOD |
| | | NGR Co-ordinates | | | |
| | | 90563-93848 | 90575-93845 | | |
| Orientation | | WNW-ESE | | | |
| Reason for Trench | | Random trial trench | | | |
| Context | Type | Description and Interpretation | Max Width (mm) | Max Thckn (mm) | Depth BGL (mm) |
| | | At least ten tip lines (modern) | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| Trench 2 | | | | | |
|-------------------------------------------------------------------------------------|-------------|---------------------------------------|-----------------------|-----------------------|-----------------------|
|  | | Max Dimensions | | | |
| | | Width | 1.85m | Length | 13.5m |
| | | Depth | 2.55m | Level (top) | 164.96m AOD |
| | | NGR Co-ordinates | | | |
| | | 90555-93831 | 90568-93831 | | |
| Orientation | | E-W | | | |
| Reason for Trench | | Random trial trench | | | |
| Context | Type | Description and Interpretation | Max Width (mm) | Max Thckn (mm) | Depth BGL (mm) |
| | | Multiple tip lines (modern) | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| Trench 3 | | | | | |
|-----------------------------------------------------------------------------------|-------------------------|---------------------------------------|-----------------------|-----------------------|-----------------------|
|  | Max Dimensions | | | | |
| | Width | 1.85m | Length | 5m | |
| | Depth | 2.3m | Level (top) | 165.05m AOD | |
| | NGR Co-ordinates | | | | |
| | 90554-93835 | | | 90554-93840 | |
| Orientation | | N-S | | | |
| Reason for Trench | | Random trial trench | | | |
| Context | Type | Description and Interpretation | Max Width (mm) | Max Thckn (mm) | Depth BGL (mm) |
| | | Modern tip material | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| Trench 4 | | | | | |
|-------------------------------------------------------------------------------------|-------------------------|---------------------------------------|-----------------------|-----------------------|-----------------------|
|  | Max Dimensions | | | | |
| | Width | 1.85m | Length | 9m | |
| | Depth | 0.5m | Level (top) | 165.24m | |
| | NGR Co-ordinates | | | | |
| | 90540-93829 | | | 90549-93830 | |
| Orientation | | E-W | | | |
| Reason for Trench | | Random trial trench | | | |
| Context | Type | Description and Interpretation | Max Width (mm) | Max Thckn (mm) | Depth BGL (mm) |
| 1 | | General overburden and topsoil | | 300 | 300 |
| | | Exposed natural sandy gravel subsoil | | | |
| | | | | | |
| | | | | | |

| Trench 5 | | | | | |
|-----------------------------------------------------------------------------------|-------------|---------------------------------------|-----------------------|-----------------------|-----------------------|
|  | | Max Dimensions | | | |
| | | Width | 1.85m | Length | 3m |
| | | Depth | 2.1m | Level (top) | 165.10m AOD |
| | | NGR Co-ordinates | | | |
| | | 90553-93845 | | 90551-93844 | |
| Orientation | | NW-SE | | | |
| Reason for Trench | | Random trial trench | | | |
| Context | Type | Description and Interpretation | Max Width (mm) | Max Thckn (mm) | Depth BGL (mm) |
| | | Modern tip material | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| Trench 6 | | | | | |
|-------------------------------------------------------------------------------------|-------------|---------------------------------------|-----------------------|-----------------------|-----------------------|
|  | | Max Dimensions | | | |
| | | Width | 1.85m | Length | 4.1m |
| | | Depth | 1.4m | Level (top) | 165.44m AOD |
| | | NGR Co-ordinates | | | |
| | | 90550-93848 | | 90547-93853 | |
| Orientation | | NW-SE | | | |
| Reason for Trench | | Random trial trench | | | |
| Context | Type | Description and Interpretation | Max Width (mm) | Max Thckn (mm) | Depth BGL (mm) |
| | | Modern building rubble | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Appendix 2: List of Photographs

| SITE NAME: Hazelmere Upholstery, Tylers Green | | | | SITE NO/CODE: 848/TGC |
|-----------------------------------------------|-----|-------|---------|-------------------------------------------------------------|
| Shot | B&W | Slide | Digital | Subject |
| 1 | | | 7855 | View of factory prior to demolition September 2006 |
| 2 | yes | | 1160 | View WNW of Trench 1 showing tip lines Plate 1 |
| 3 | yes | | 1161 | View west of Trench 1 Trench Record 1 |
| 4 | | | 1162 | View north showing detail of tip lines in Trench 1 |
| 5 | | | 1163 | View WNW oblique general shot of T1 |
| 6 | | | 1164 | General view looking west of work in progress (T2) |
| 7 | | | 1165 | View south showing edge of quarry area in Bank House garden |
| 8 | | | 1166 | View of eastern end of T 1 Plate 2 |
| 9 | | | 1167 | Overall view of the site looking east |
| 10 | | | 1168 | View north of boundary between site and Bank House |
| 11 | yes | | 1169 | Overall view Trench 2 looking west Trench Record 2 |
| 12 | | | 1170 | General view of site and T2 looking west |
| 13 | yes | | 1171 | View WNW showing tip lines in T2 Plate 3 |
| 14 | | | 1172 | View north of detail of tip lines in T2 |
| 15 | | | 1173 | Eastern end of T2 showing tip lines Plate 4 |
| 16 | | | 1174 | Trench 3 looking west Trench Record 3 |
| 17 | | | 1175 | Trench 4 looking west Trench Record 4 |
| 18 | | | 1176 | Oblique view looking NW of T4 Plate 5 |
| 19 | | | 1177 | View NW showing location of Trenches 5-6 |
| 20 | | | 1178 | Trench 5 looking NW Trench Record 5 |
| 21 | | | 1180 | Oblique view of T5 looking south Plate 6 |
| 22 | | | 1181 | Trench 6 looking NW Trench Record 6 |
| 23 | | | 1182 | General view of site looking SE |
| 24 | | | 1183 | Entrance to site looking SE |
| | | | | |
| | | | | |

Appendix 3: ASC OASIS Form

| PROJECT DETAILS | | | |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------|
| Project Name: | Hazlemere Upholstery, Tylers Green, Penn, Buckinghamshire | | |
| Short Description: | <i>In April 2007 an archaeological evaluation was undertaken on the site of a former furniture factory situated between Church Road and Bank Road in the middle of Tylers Green, Buckinghamshire. The work demonstrated that the area had once formed part of a large undated quarry pit for the extraction of sand and gravel. The backfill was a mixture of domestic and industrial waste, demolition rubble and clay dating to the first half of the 20th century. A George V penny was found at the base of one of the deepest trenches dated 1929.</i> | | |
| Project Type: | Trenching | | |
| Site status: (eg. none, SAM, Listed) | None | Previous work: (eg. SMR refs) | None |
| Current land use: | industrial | Future work: (yes / no / unknown) | unknown |
| Monument type: | quarry | Monument period: | Post-medieval |
| Significant finds: (artefact type & period) | None | | |
| PROJECT LOCATION | | | |
| County: | Buckinghamshire | OS reference: (to at least 8 figures) | SU 9055 9384 |
| Site address: | Hazlemere Upholstery, Tylers Green, Penn, Buckinghamshire | | |
| Study area: | 1600 sq. m. | Height OD: | 165m AOD |
| PROJECT CREATORS | | | |
| Organisation: | Archaeological Services & Consultancy Ltd | | |
| Project brief originator: | BCAS | Project design originator: | ASC Ltd |
| Project Manager: | D. Fell | Director/Supervisor: | J.R. Hunn |
| Sponsor / funding body: | Cubique Construction | | |
| PROJECT DATE | | | |
| Start date: | 30/4/07 | End date: | 30/4/07 |
| PROJECT ARCHIVES | | | |
| | Location (Accession no.) | Content (eg. pottery, animal bone, files/sheets) | |
| Physical: | Bucks County Museum | 1 coin | |
| Paper: | Yes | Archive box | |
| Digital: | yes | CD in archive box | |
| BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report) | | | |
| Title: | Archaeological Evaluation: Hazlemere Upholstery, Church Road, Tylers Green, Buckinghamshire | | |
| Author(s): | J R Hunn BA PhD MIFA | | |
| Page nos | | Date: | 14 th May 2007 |