

Archaeological Services & Consultancy Ltd

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT:  
THE OLD VICARAGE, VICARAGE ROAD,  
WINSLOW, BUCKINGHAMSHIRE**

*on behalf of Taylor French Developments*



**Ralph Stewart Brown BSc Hons**

**December 2007**

**ASC: 1021/WOV/1**

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## Site Data

<i>ASC project code:</i>	WOV	<i>ASC Project No:</i>	1021
<i>County:</i>	Buckinghamshire		
<i>Village/Town:</i>	Winslow		
<i>Civil Parish:</i>	Winslow CP		
<i>NGR (to 8 figs):</i>	SP 47679 22765		
<i>Present use:</i>	Residential		
<i>Planning proposal:</i>	7 new dwellings		
<i>Planning application ref/date:</i>	07/12795		
<i>Local Planning Authority:</i>	Aylesbury Vale District Council		
<i>Date of assessment:</i>	26/11/2007		
<i>Client:</i>	Taylor French Developments George House High Street Tring HP23 4AF		
<i>Contact name:</i>	Stephen French		

## Internal Quality Check

<i>Primary Author:</i>	Ralph S Brown	<i>Date:</i>	6 <sup>th</sup> December 2007
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<i>Revisions:</i>		<i>Date:</i>	
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<i>Edited/Checked By:</i>		<i>Date:</i>	
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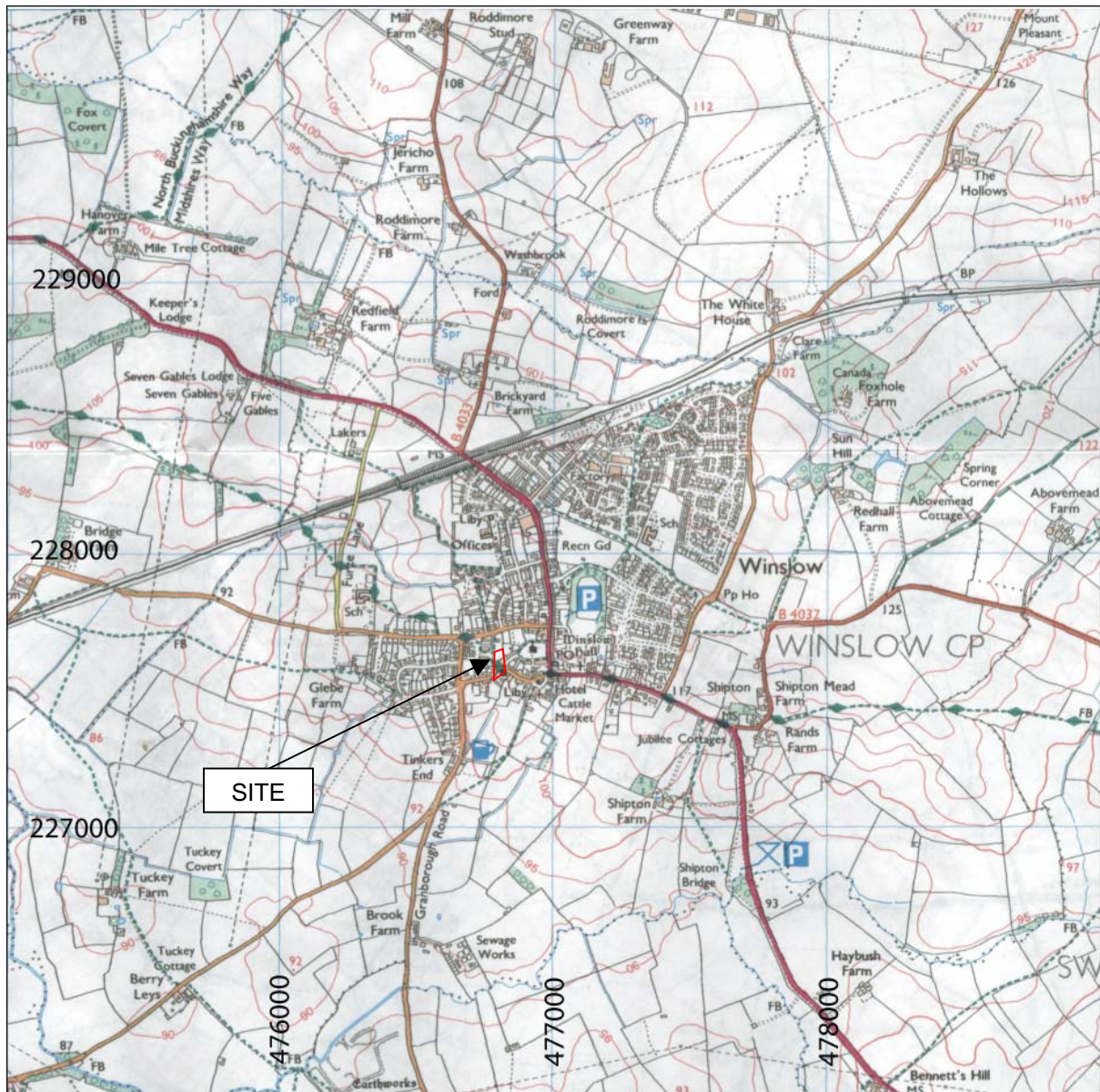


Figure 1: General location (scale 1:25,000)

## Summary

*In November 2007, a desk-based assessment was carried out on The Old Vicarage, Vicarage Road, Winslow, Buckinghamshire, in order to inform proposals for redevelopment. The assessment revealed that archaeological remains have not been recovered from the site. However, maps have shown that a probable post medieval building other than the present dwelling did exist on site until the early 20<sup>th</sup> century. This, combined with the location of the site within the historic core of Winslow suggests that the site has a medium to high archaeological potential.*

## 1 Introduction

1.1 In November 2007 *Archaeological Services and Consultancy Ltd* (ASC) carried out an archaeological desk-based assessment of a site at The Old Vicarage on Vicarage Road, Winslow (NGR SP 47679 22765: Fig. 1). The project was commissioned by *Taylor French Developments*, and was carried out according to a brief (Radford, 2007) prepared on behalf of the local planning authority (LPA), *Aylesbury Vale District Council*, by their archaeological advisor (AA), *Buckinghamshire County Archaeological Service*. The relevant planning application reference is 07/12795.

### 1.2 *Planning Background*

This desk-based assessment has been required under the terms of *Planning Policy Guidance Note 16* (PPG16), in response to development proposals for the site, comprising a two and a half storey apartment block of five dwellings, and two semi-detached dwellings.

### 1.3 *Archaeological Services & Consultancy Ltd*

*Archaeological Services & Consultancy Ltd* (ASC) is an independent consultancy 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 Archaeological Organisation* by the Institute of Field Archaeologists, in recognition of its high standards and working practices.

### 1.4 *Management*

The assessment was carried out under the overall direction of **Bob Zeepvat** BA MIFA. Bob is an established archaeologist with extensive experience in managing archaeological projects, of a wide range of fieldwork 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 Institute of Field Archaeologists since 1986. He has been involved in the management of archaeological projects since the late 1970s, formerly as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit*, and as Project Manager for the *Hertfordshire Archaeological Trust*.

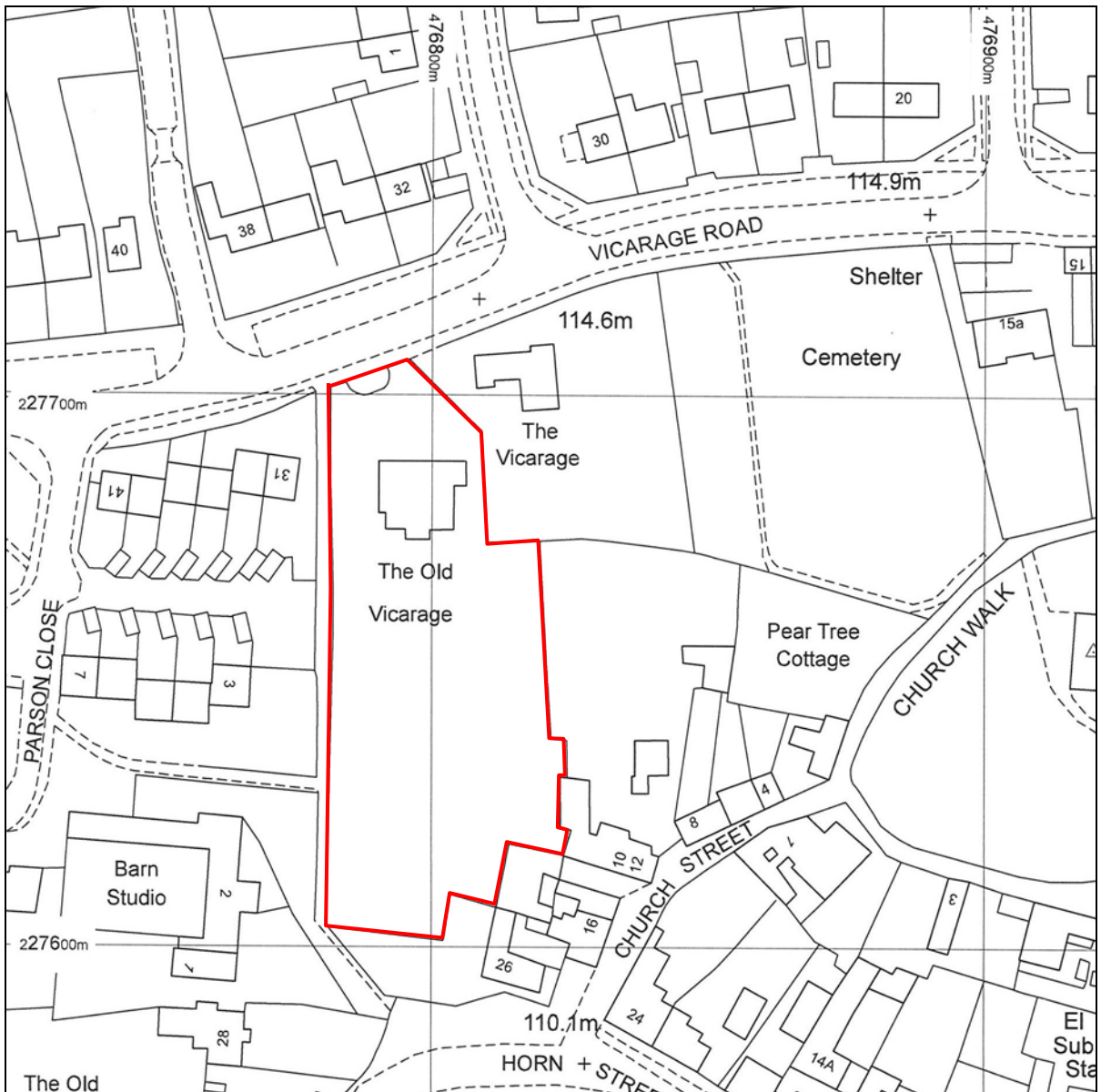
### 1.3 *Site Location*

The site is located in the southwestern quarter of Winslow, Buckinghamshire within the historic town core (Figs 1 & 2). The entrance to the site is via Vicarage Road and is situated on the street's southern side. The development area is centred on Ordnance Survey National Grid Reference (NGR) SP 767 275. A description of the site appears in Section 4.

### 1.4 *Geology & Topography*

The natural soils of the area overlie chalky till and belong to the *Ashley Association*, which is characterised “as fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging associated with similar but wetter soils, some calcareous and non-calcareous slowly permeable clayey soils” (Soil Survey, 1983 572q). However, the site is essentially urban in character and it is probable that the natural soils have been extensively modified if not truncated altogether.





**Figure 2:** Site location (scale 1:1250)

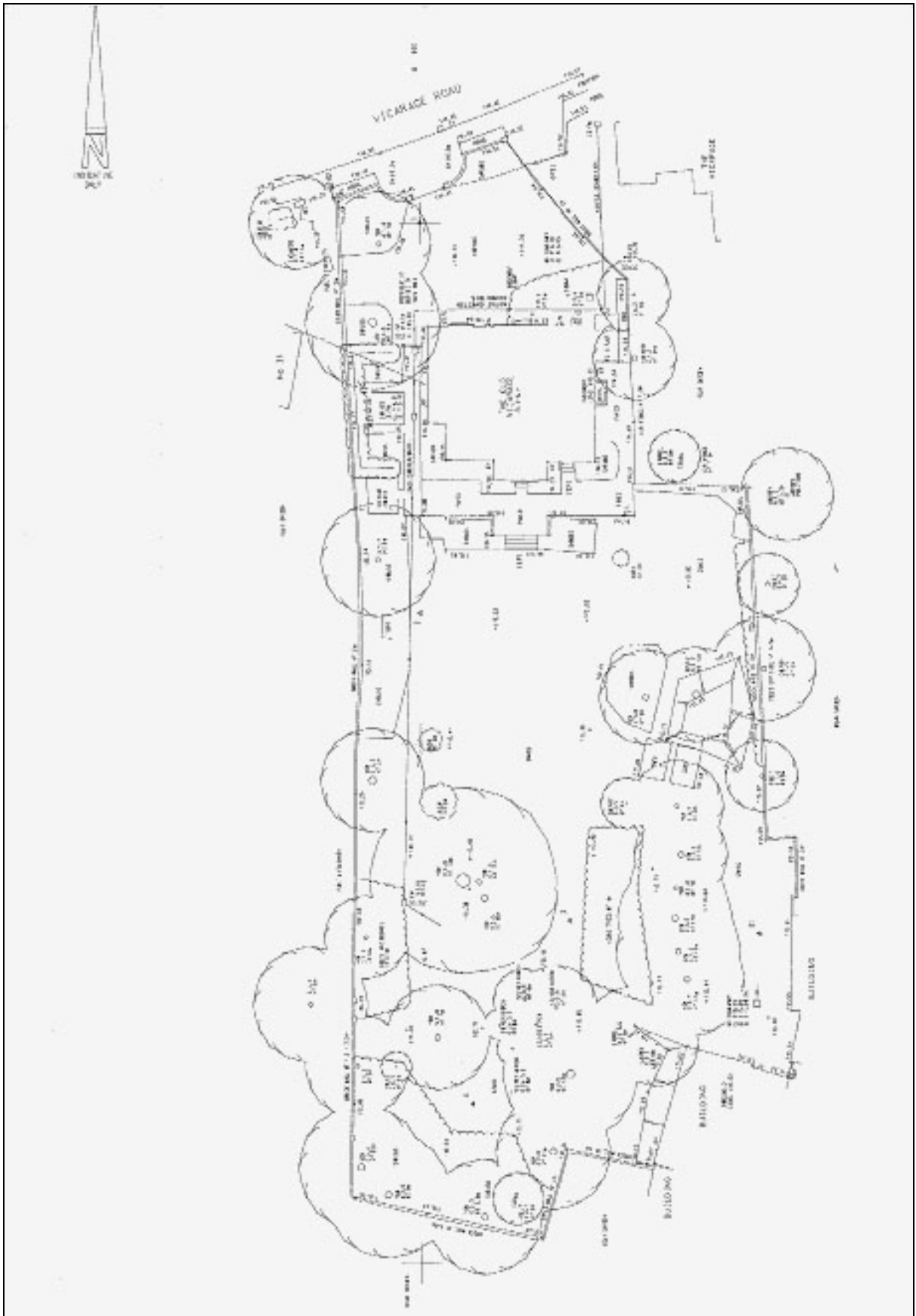


Figure 3: Proposed development (scale 1:800)



## **2 Aims & Methods**

- 2.1 ‘Archaeological desk-based assessment is an assessment of the known or potential archaeological resource within a given area, consisting of a collation of existing information in order to identify the likely extent, character and quality of the known or potential archaeological resource, in order that appropriate measures might be considered’ (IFA 2000).
- 2.2 The assessment was carried out according to the brief, and the Institute of Field Archaeologists’ *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).
- 2.3 The following readily available sources of information were consulted for the desk-based assessment:

### *2.3.1 Archaeological Databases*

Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the Buckinghamshire Sites & Monuments Record (SMR), Aylesbury. The study area employed in the SMR search includes the site itself, and a surrounding study area of approximately 0.5km radius.

### *2.3.2 Historic Documents*

Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The principal source consulted was the Buckinghamshire County Records Office (CRO), Aylesbury.

### *2.3.3 Cartographic & Pictorial Documents*

Old maps and illustrations are normally a very productive area of research. The principal source consulted was the CRO.

### *2.3.4 Air Photographs*

Given favourable light and crop conditions, air photographs can reveal buried features in the form of crop and soil marks. They can also provide an overview of and more specific information about land use at a given time. The principal source consulted was the Buckinghamshire SMR.

### *2.3.5 Geotechnical Information*

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.

## 2.4 **Walk-Over Survey**

As part of the assessment a walk-over survey of the site was undertaken on 29<sup>th</sup> November 2007, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the AA.

### 3 Archaeological & Historical Evidence

- 3.1 The local and regional settings of archaeological sites are factors that are taken into consideration when assessing the planning implications of development proposals. The following sections provide a summary of the readily available archaeological and historical background to the development site and its environs.

The study area lies within an area of archaeological and historical interest, and the site has the potential to reveal evidence of a range of periods. The location of known archaeological and historical sites recorded in the SMR is shown in Fig. 4, and details appear in Section 9.

#### 3.2 *Archaeological & Historical Background to the Study Area*

##### 3.2.1 *Prehistoric (before 600BC)*

Evidence for prehistoric activity is comparatively sparse in this part of Aylesbury Vale. Palaeolithic activity is suggested by the reputed recovery of an Acheulian flint flake of uncertain provenance (SMR 0589100000) from a peat bed in Winslow. A small collection of Neolithic flints was found c.800m northwest of site (SMR 0402900000). The SMR holds no records indicating Mesolithic or Bronze Age activity within the vicinity of the site.

##### 3.2.2 *Iron Age (600BC-AD43)*

The SMR holds no records of Iron Age activity within the study area.

##### 3.2.3 *Roman (AD43-c.450)*

Romano-British (RB) activity is evident and is characterised as rural or dispersed in character. A coin of Vespasian (SMR 0759000000) was discovered in the 1980s in residential gardens at Missenden Road, c.300m west of the site, and RB finds, including 1<sup>st</sup> to 2<sup>nd</sup>-century pottery and 4<sup>th</sup>-century coins of Constantine, have been recovered close to Shipton Farm, although this lies approximately 1000m south east of the site (SMR 0507500000).

An archaeological evaluation in 2005, approximately 150m south of the application area uncovered a NE-SW oriented ditch. From this ditch a shard of late 3<sup>rd</sup> century pottery was recovered (Rouse 2005). This was identified as a fragment of the rim of a flanged bowl and the fabric was grey/brown coarseware. It has been suggested that all these finds taken together may indicate a small Roman settlement within the Winslow area.

##### 3.2.4 *Saxon (c.450-1066)*

Almost all evidence for Saxon activity within the vicinity of site comes from written sources. The name Winslow is derived from *Wines-hlaw*, which has been interpreted as meaning 'Wines hill' (Mawer and Stenton 1925, 75). However, Reed (1979, 56) includes it within those names that have been derived from *hlaw*, meaning burial mound. There is no extant physical evidence of a burial mound in the surrounding area although an entry in the 1509 court role implies that the *lowe (hlaw?)* was located to the east of Winslow in Shipton Field.

The earliest documentary reference to Winslow is found in a grant of land at Winslow, Salden, *Scuccan hlaw* or *Fenntun* with Horwood and *Lygetune* (Luton?) to the monastery of St Albans by Offa king of Mercia in AD 792 (Sawyer 1968, no. 138). To what extent this grant comprised the entire area of the *vill* or township is uncertain. Winslow has been suggested as a Royal Residence of Mercian kings (Lipscomb 3, 543) although this is probably a romantic construct of Victorian antiquaries.

The only archaeological evidence comes from John Cowley Esq, Surgeon of Winslow, who possessed a Saxon coin hoard (SMR 0511700001, Clear, 1894), reputedly found *c.* 700m to the east of the site at Dene Hill, which is the suggested site of an 8<sup>th</sup> century Royal Palace or Manor (SMR 0511700000, 0511701000). Unfortunately the coins are no longer available for examination as the collection was dispersed at Cowley's death in 1856.

### 3.2.5 *Medieval* (1066-1500)

In the Domesday Survey of 1086 Winslow is entered under the possessions of St Albans Abbey (Morris 1978, section 8.3). At that date, the settlement had a taxable population of 25 (17 villagers, 5 smallholders and 3 serfs) and its value had remained unchanged at £11 13s 4d with a tax assessment of 15 hides (*ibid.*). There is no mention of a mill or church, though the latter would only be listed if the crown derived a tax from it or its priest.

Neither Offa's grant nor the Domesday Survey entry provides any sort of definitive evidence that Winslow was a nucleated settlement. Potsherds of 11<sup>th</sup> to 12<sup>th</sup>-century date have been recovered on the northwestern outskirts of the town (SMR 0758000000), and it is assumed that there was settlement in existence by the 11<sup>th</sup> century, although this has never been conclusively demonstrated. The Church of St Laurence is the earliest building in the town and although much altered in the 15<sup>th</sup> and 19<sup>th</sup> centuries retains elements dating from the 14<sup>th</sup> century (SMR 0235500000).

Conclusive evidence that Winslow was a nucleated settlement dates from the first half of the 13<sup>th</sup> century. In 1235 a market was granted by Henry III and laid out to the south of the church (Reed 1979, 112). In the Hundred Rolls of 1279 Winslow is described as a 'borough' with ten burgesses (Levett 1938, 182). The burgesses would have held rectangular plots of land fronting the main street, a form of plot evident to the east of the church on the High Street. This area is referred to as *New Town* in early court rolls, and the thin rectangular plots stand in marked contrast to the more irregular pattern that lies to the south and southwest of the church.

It has been suggested that the original main thoroughfare may have been aligned east-west following the approximate line of Horn Street and Sheep Street, and that the High Street may have become the principal street after reorganisation of the town to accommodate the market (Reed, 1979,112). Archaeological evaluations at 10 High Street (Network Archaeology 2001, 2003), and 30 High Street (ASC 2003), have not revealed any evidence confirming the presence of burgage plots, and conclude that post-medieval

landscaping and construction may have severely truncated or removed medieval features.

Horn Street may be so called as a consequence of its use as a holding or processing area for livestock brought for trade at the market. Supporting evidence includes the 18<sup>th</sup>-century *Bull Inn* (SMR 1015000000), and the road names *Horn Street* and *Sheep Street*.

An aerial photograph dated 1963 (Faurey 6313), shows extensive survival of ridge and furrow cultivation strips in the fields surrounding Winslow. Another dated 1985 (RC8–HR225) shows that much of this medieval strip field system was denuded by agricultural intensification during the late 20<sup>th</sup> century. The ridge and furrow has been plotted in recent years and Buckinghamshire SMR holds a copy of the annotated map.

Over the ensuing centuries Winslow never fulfilled the promise of its 13<sup>th</sup>-century borough foundation. The town expanded slowly and the burgesses appear to have held land on the same terms as the rest of the inhabitants (Seebohm 1913, 22-32).

### 3.2.6 *Post-Medieval (1500-1900)*

By the late 16<sup>th</sup> century much of the area was held by Sir John Fortescue, Chancellor of the Duchy of Lancaster, for whom the *Salden Estate Map* was prepared in 1599 (Fig. 5). The map shows the extent of the town, but the cartography is stylised and the exact relationship between the historic and modern layouts is unclear. The SMR lists five buildings on the south side of Horn Street with components that date between the 16<sup>th</sup> and 18<sup>th</sup> centuries (SMR 1015800000, 1016000000, 1016200000, 1016500000, 1016300000).

William Lowdnes, Secretary to the Treasury, held Winslow and much of the surrounding area from 1697, and built Winslow Hall in 1700 (SMR 0202000000). The SMR holds a review of historic parks and gardens in Buckinghamshire, which lists a formal garden, laid out c.1700 north of the Hall. Extensive remodelling of this area during the 1970s destroyed this garden and nothing now survives.

Enclosure and Tithe maps are not available for Winslow, but the area is shown on Jeffrey's map of Buckinghamshire, compiled 1766-1768. The map (Fig. 6) was drawn to a small scale but shows that buildings were present along the full length of the south side of Horn Street. Conversely Bryants map of 1824 (Fig. 7) shows only three buildings. These two maps both show a rough representation of the church, but neither are detailed enough to show the vicarage site. The first appearance of the vicarage on a map is in the Detail of the 1<sup>st</sup> Edition Ordnance Survey (OS) mapping (Fig. 8) definitively shows that a large number of buildings had been constructed along both sides of Horn and Sheep Street, and a long way up High Street in this area by 1880.

Many of the buildings within Winslow are listed including much of Market Square, Horn Street and the High Street. The listed buildings range from the 15<sup>th</sup>-century cruck-built house at 29 Sheep Street (SMR 1018300000) to the

19<sup>th</sup>-century former workhouse master's house on the High Street (SMR 0189800000). Perhaps the closest to the Old Vicarage is the house at 5 Vicarage Road where a 17<sup>th</sup>-century bottle was found, buried and sealed upside down beneath the hearth, reputedly to avert witches (SMR 0445500000).

Keach's Meeting House, a 17<sup>th</sup> century Baptist Chapel with a small graveyard attached (SMR 0755000000), illustrates the long-standing nonconformist tradition of the Winslow area, and a former Congregational Church (1884) is located on Horn Street. Historically significant vernacular buildings in Winslow date from the 16<sup>th</sup> to 19<sup>th</sup> centuries.

The London and North Western Railway's Oxford and Bletchley branch line opened in 1850 and ran just north of Winslow. Winslow expanded northwards towards the station on the branch, although in comparison to many other towns the presence of the railway appears to have had relatively little impact on its size (Leleux 1984, 39).

### 3.2.7 *Modern (1900-present)*

OS mapping illustrates that the early decades of the 20<sup>th</sup> century saw little if any expansion in the size of the town (Figs 9 & 10). The town did expand in the mid 20<sup>th</sup> century, notably when a number of houses were built around Back Lane at its western margin. The 1960s saw little expansion and alteration in the layout of Winslow, although this decade saw major reforms in England's railway infrastructure. The local railway line was axed during the Beeching reforms of the late 1960's.

The contemporary layout of Winslow is shown on Fig. 1. The town remains relatively small, although there has been considerable development during the late 20<sup>th</sup> century, particularly on the eastern side of the town, including those houses opposite the Old Vicarage on Vicarage Road. In 1991 the population was only 4005 (Pevsner *et al*, 2004, 754).

## 3.3 *The Known Archaeology & History of the Site*

### 3.3.1 *Prehistoric (before 600BC)*

There is no record of human activity on the site during the prehistoric period

### 3.3.2 *Iron Age (600BC-AD43)*

No archaeological finds or features dated to the Iron Age have been identified within the site boundaries.

### 3.3.3 *Roman (AD43-c.450)*

There is no evidence of activity on the site during the Roman period.

### 3.3.4 *Saxon (c.450-1066)*

No evidence of Saxon activity has been discovered at the site.

### 3.3.5 *Medieval (1066-1500)*

There is currently no evidence for medieval activity within the boundaries of the site.



### 3.3.6 *Post-Medieval (1500-1900)*

The earliest cartographic depiction of the site is the Salden Estate Map (Fig. 5). The map is too stylised and small-scale to make specific statements regarding site conditions, but appears to show that the site possibly in an area of fields just behind the main area of houses of Horn Street.

Late 18<sup>th</sup> and 19<sup>th</sup>-century mapping (Figs 6 and 7) still do not show structures in the vicinity of the site, but still the small scale and/or stylised nature of the cartography provides insufficient evidence to determine the exact position of any buildings and their relationship to the site.

It has been reported to the AA that there is a map in existence from 1863, from the time of the construction of the present building and prior to the demolition of the old vicarage. This map is supposedly held at the Oxfordshire Record Office, and showed that the original Old Vicarage was a large building to the south of the present house. However, an extensive search by Record Office staff failed to locate it. The earliest available map showing another building within the site is the OS 25" 1<sup>st</sup> Edition of 1880, which shows the present dwelling and also a building approximately half its size in the western half of the garden (Fig. 11). It is not known whether this is the same building, though it is quite probable. This old building is still present in at the end of the century and appears on the OS 25" 2<sup>nd</sup> Edition of 1900 (Fig. 12). The 1880 map also shows the position of the paths throughout the garden, including one from each building leading to the gate in the southeast of the garden that still exists today, exiting onto Church Street.

### 3.3.7 *Modern (1900-present)*

By 1926, the OS mapping shows that the building has been demolished, and the area has been landscaped (Fig. 9). Since the demolition of the original Old Vicarage the site seems to have remained largely unchanged as a residential property until the latter half of the 20<sup>th</sup> century. In the late 20<sup>th</sup> century the north eastern corner of the site was transferred to the present vicarage next door, as indicated by the modern fence line along this section of boundary (Fig. 2).

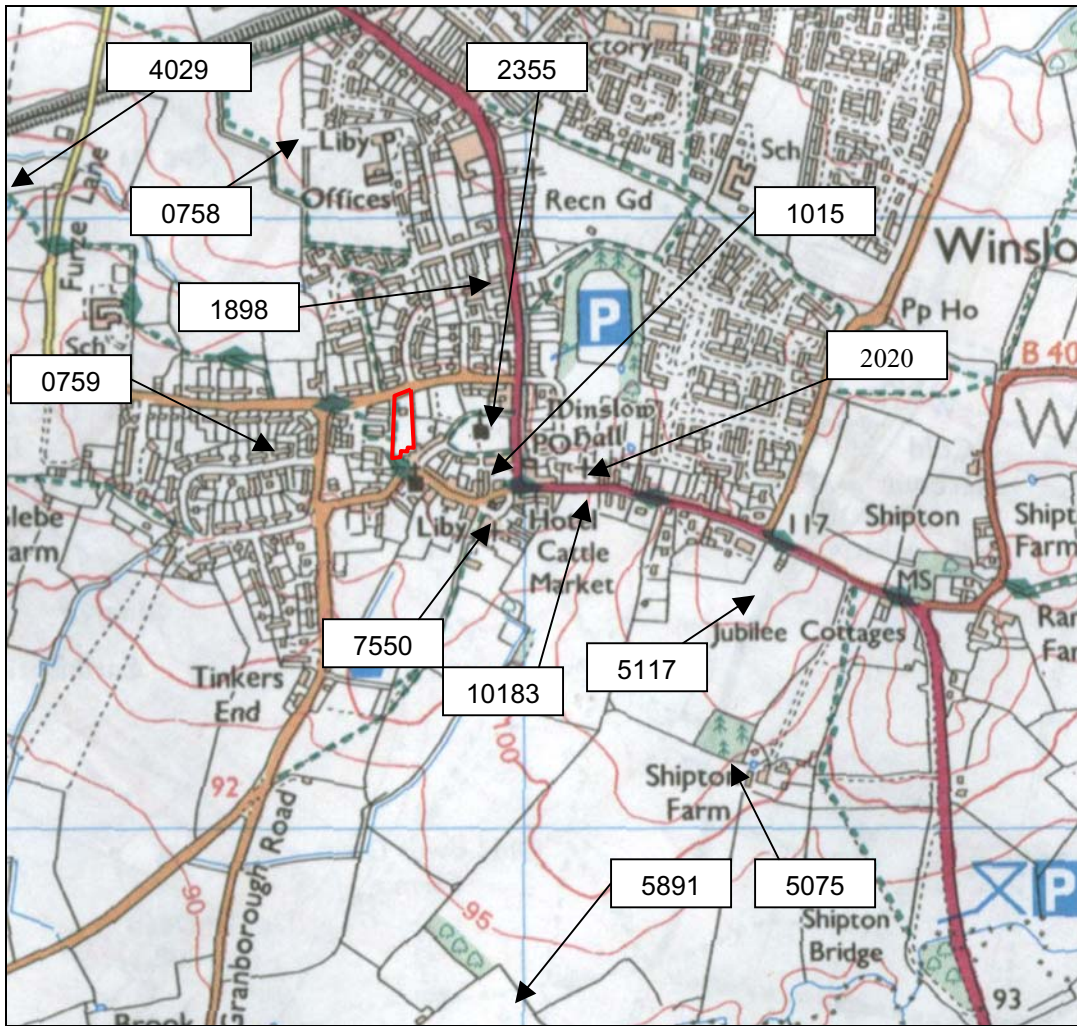


Figure 4: Archaeological sites in the Buckinghamshire SMR (not to scale).

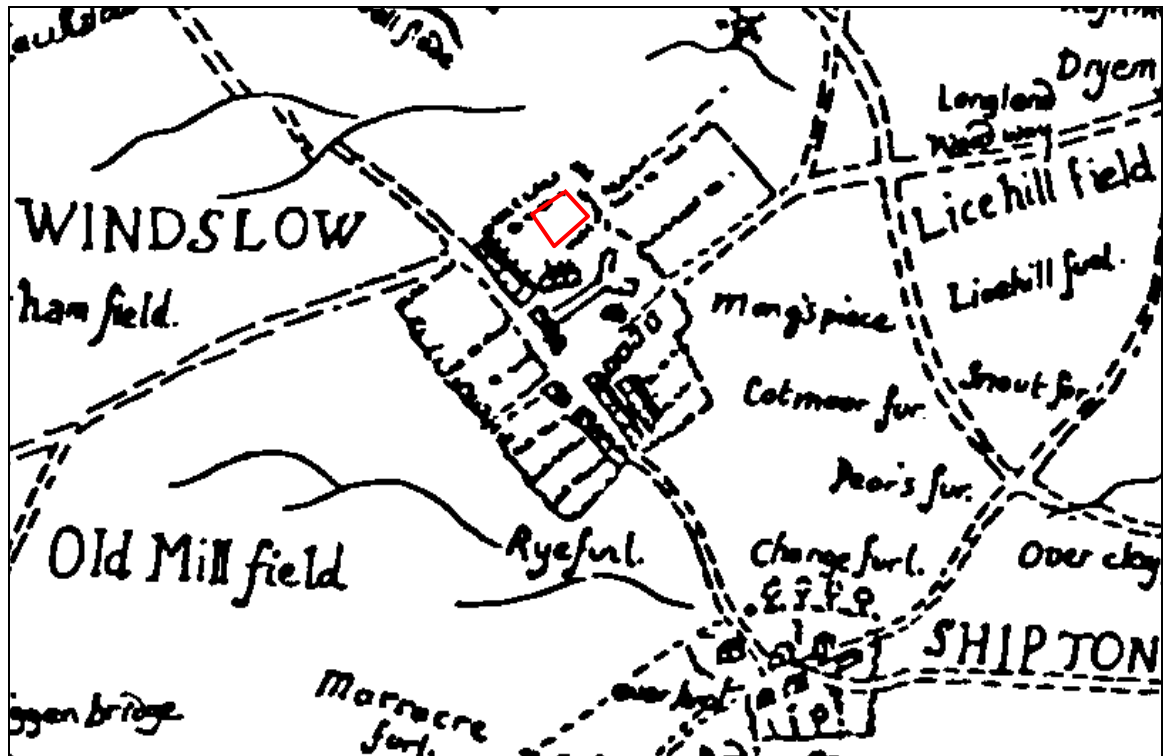


Figure 5: Extract from the Salden Estate Map, 1599, showing approximate location of site (not to scale).

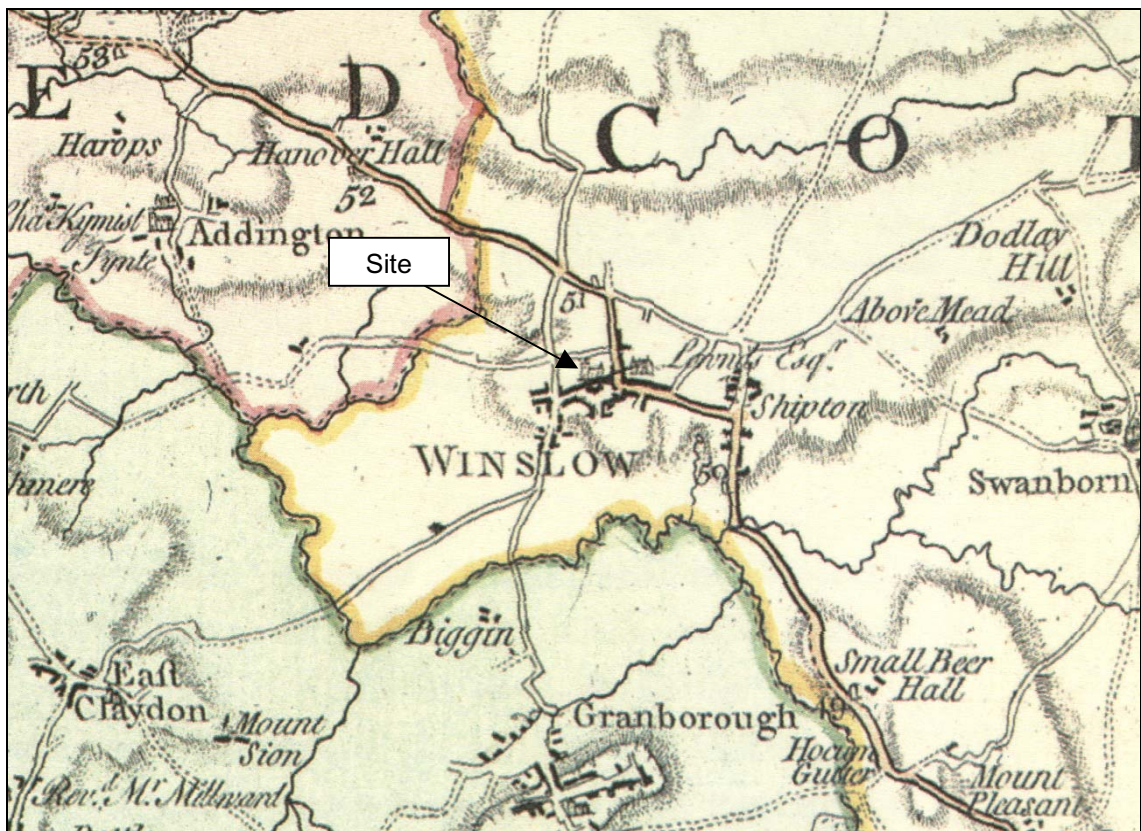


Figure 6: Jeffreys Map of Buckinghamshire, 1766–1768 (not to scale).





Figure 7: Bryant's Map of Buckinghamshire, 1824 (not to scale).



Figure 8: Extract from the 1880 Ordnance Survey map (not to scale).

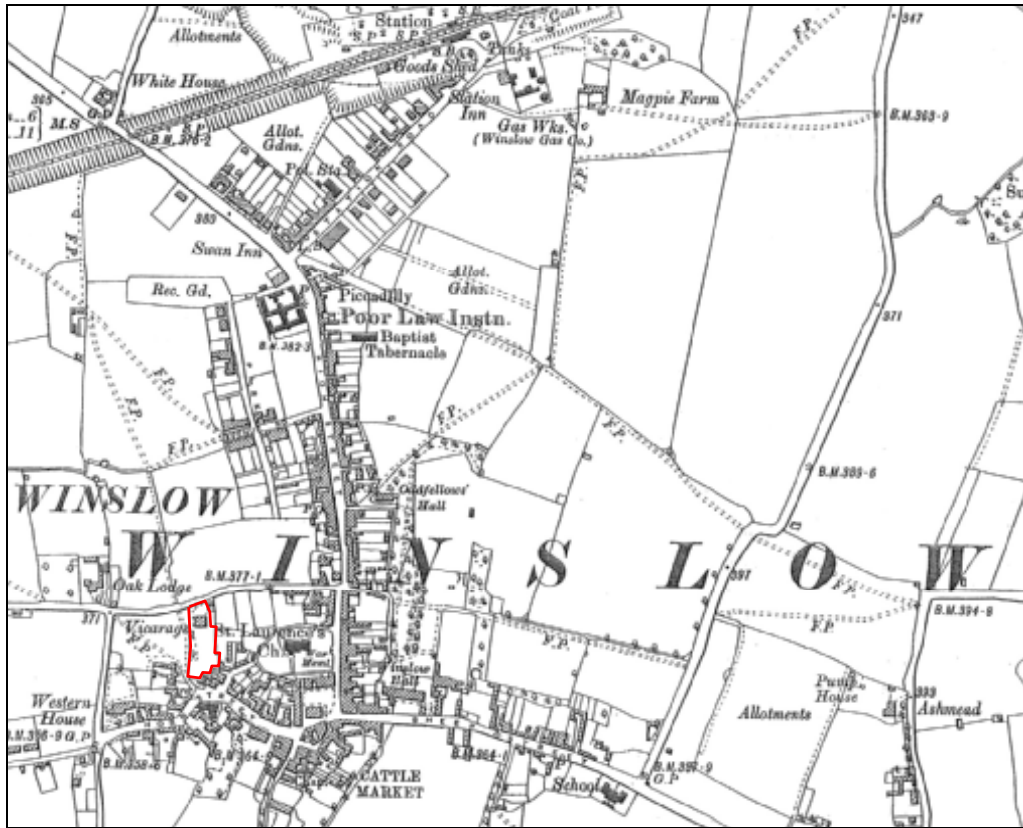


Figure 9: Extract from the 1926 25" Ordnance Survey map.

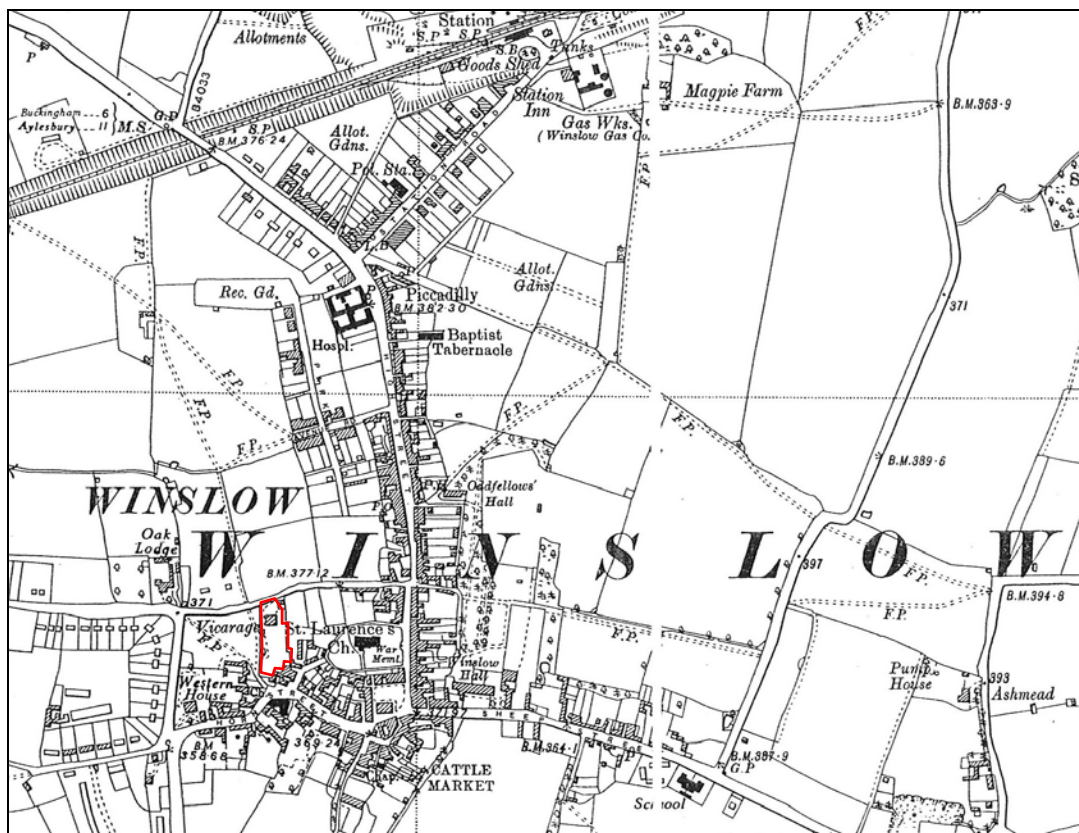


Figure 10: Extract from the 1950 25" Ordnance Survey map.



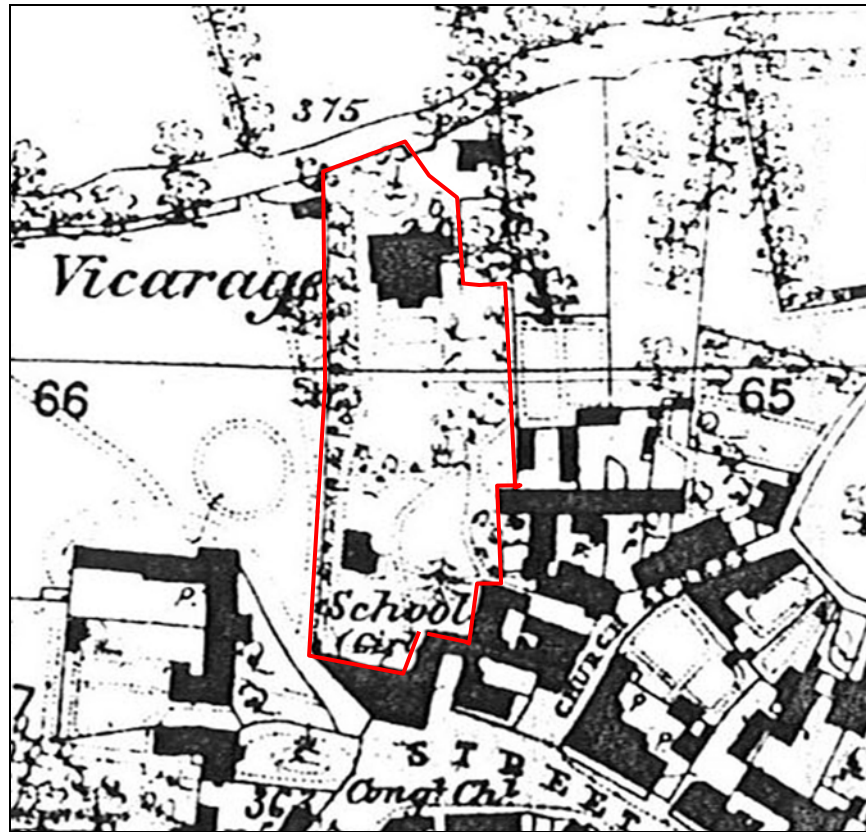


Figure 11: Extract from the 1880 Ordnance Survey map (not to scale).

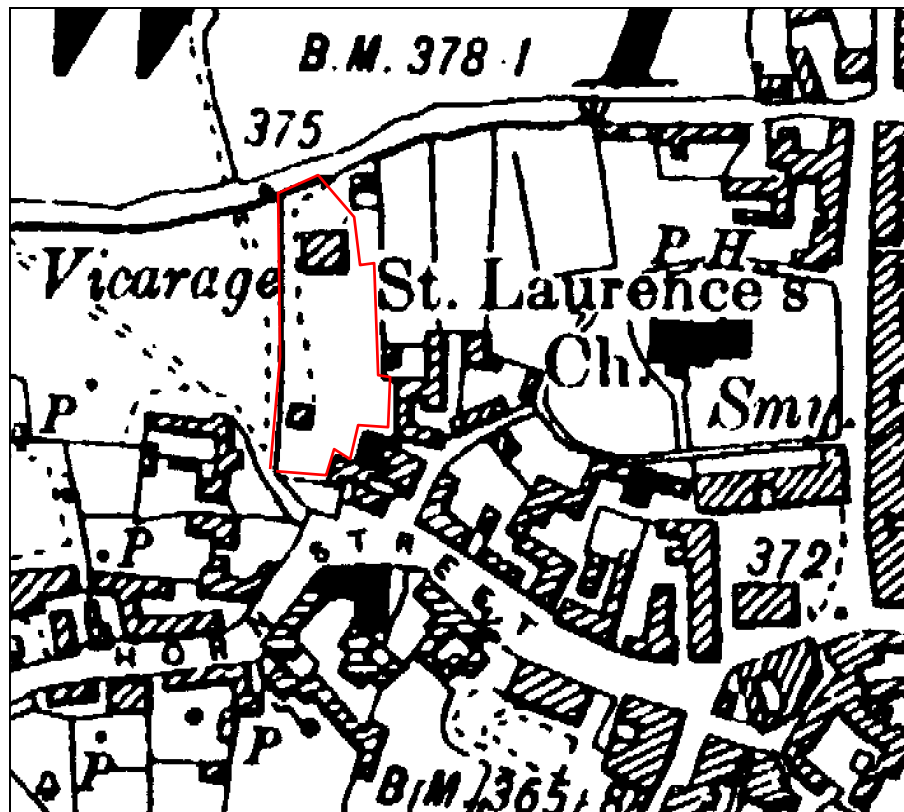
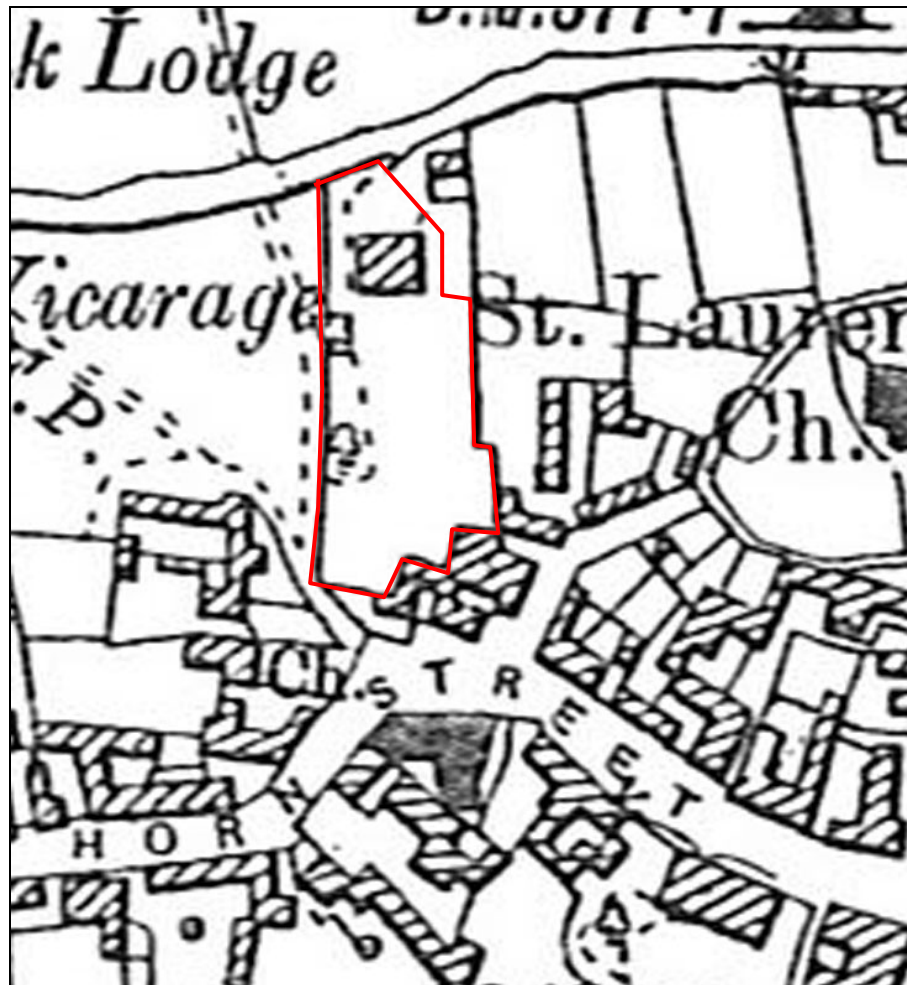


Figure 12: Extract from the 1900 Ordnance Survey map (not to scale).





**Figure 13:** Extract from the 1926 25" Ordnance Survey map. (not to scale)

## 4 Walk-Over Survey

### 4.1 *Extent, Access & Present Use*

The grounds of the old vicarage cover approximately 0.44 hectares (c.100m north-south by c.40m east-west) and comprise a large (16×15m) residential property in the north of the area with the gardens to this dwelling to the south.

Access to the site is from the north via Vicarage Road, though a 3.15m wide cast iron gateway set into a tall brick wall (Cover). This leads on to a large expanse of gravel driveway in front of the vicarage. Access to the rear garden can be gained via gates around both sides of the present dwelling, with a 1m wide eastern gate and a 1.8m wide western gate (Plate 1). Access can also be gained via a 1m wide gate in the southeastern corner of the back garden.

### 4.2 *Buildings*

The only permanent building on site is that of the dwelling built c.1863. Two sheds remain in the eastern half of the garden approximately one third of the way down from the dwelling (Plates 2 and 3).

### 13.3 *Services*

Positioning of drain covers indicate that drains run either side of the present dwelling. Two covers to the north of the dwelling indicate a drain running northwest from the northeastern corner of the dwelling (Plate 4). Another two covers in the south eastern corner of the rear garden indicates that there is likely to be a drain running north-south along the eastern edge of the garden (Plate 5). A drain cover on the western side of the garden is a sign of services on this side of the property however it was unclear as to which direction it was heading (Plate 6).

A cable, possibly the telephone connection, is suspended over the 1m gap on the eastern side of the property.

Heading directly north from the property's northern wall, 3.8m from the structure's western limit, a metal pipe exiting the wall could either be water, gas or electric (Plate 7).

### 13.4 *Garden Features*

Substantial brick walls enclose the majority of this property. Only a small proportion of the boundary in the northeastern corner has been fenced (Plate 8). In the south east of the garden two brick built dwellings back immediately onto the property (Plates 5 & 9).

A large built-up patio lies immediately south of the house and the area to the west of the house has been utilised as a small formal garden (Plate 10). The garden generally has a gentle gradient down towards the south. However, immediately in front of the patio was a terrace measuring some 30m north-south by 12m east-west (Plates 11, 12 and 13). This seems to have been created by terracing to a depth of 0.5m in the north and built up by approximately 0.4m in the south. To the east and the south of this the

area is dotted with large trees. An east-west linear cropmark with a slight curve northwards at each end exists within the terraced area, approximately 9m south of the patio (Plate 14). Its origin remains unclear but could possibly be a drain or building.

Possible earthworks include a built up planted border and a north-south linear hollow in the northeast corner of the rear garden (Plates 15 & 16).



**Plate 1:** Gates to the west of dwelling view to south



**Plate 2:** Shed in rear garden view to southwest



**Plate 3:** Shed and terrace view to south east



**Plate 4:** Drain covers on NE corner view to south west



**Plate 5:** South east corner of garden, view to south east



**Plate 6:** Drain on west of property, view to north west





**Plate 7:** Pipes out of north side of building



**Plate 8:** Terrace and fence view to north east



**Plate 9:** Building in south east, view to south west



**Plate 10:** Formal garden view to north



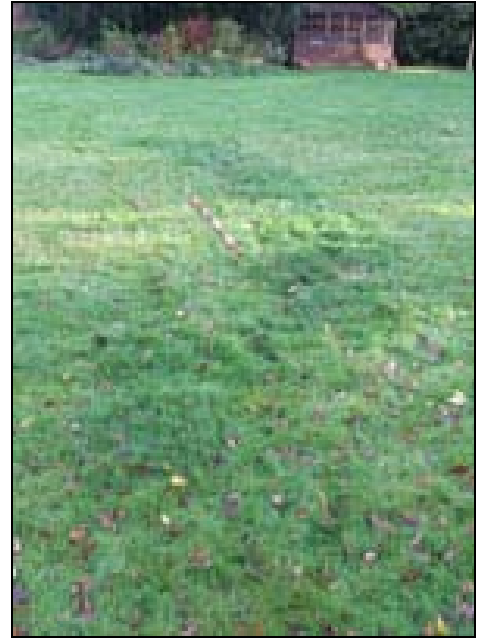
**Plate 11:** House and terrace view to north



**Plate 12:** Garden terrace view to south



**Plate 13:** Terrace drop off view to south



**Plate 14:** Cropmark view to east



**Plate 15:** Raised flower bed view to east



**Plate 16:** Linear hollow and raised ground view to south



## **5 Statutory Constraints on Development**

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

### 5.2 *Conservation Areas*

The site lies within the Winslow Conservation Area.

### 5.3 *Areas of Archaeological Significance*

The site does not lie within an Area of Archaeological Significance.

### 5.4 *Scheduled Ancient Monuments*

There are no Scheduled Ancient Monuments within the boundaries of the site.

### 5.5 *Listed Buildings*

There are no Listed Buildings within the boundaries of the site.

## 6 Conclusions

- 6.1 The historical and archaeological background research has shown relatively little prehistoric and Iron Age activity in close proximity to the site. Although there is also relatively little evidence from the Roman period, the finds of a coin and pottery in close proximity to the site could indicate activity somewhere in the vicinity. There is currently no archaeological evidence for Saxon activity, though Winslow was undoubtedly originally a Saxon settlement, as indicated by written sources. In the medieval period there is the first evidence for a nucleated settlement in Winslow, when it is thought that the village was centred on the alignment of Horn Street and Sheep Street. The area around the site was certainly developed by the late 16<sup>th</sup> century, though the earliest evidence for a building on the site does not appear until the mid-late 19<sup>th</sup> century.

It is during the post-medieval period that the first evidence for buildings on the Old Vicarage site emerges with the map of 1863. This was the around the time when the present dwelling on the site was built, but the map also shows an earlier building to the south which was demolished some time in the first quarter of the 20<sup>th</sup> century.

The town expanded more rapidly in the mid 20<sup>th</sup> century until the 1960s. In the late 20<sup>th</sup> century there was more expansion out to the east. During this period the Old Vicarage site appears to have changed little.

### 6.2 *Archaeological Potential of the Site*

The potential for finding prehistoric or Iron Age remains on site appears to be low. There is slightly more possibility for Roman remains owing to the recent discoveries of finds in the vicinity. There is also some potential for the presence of Anglo-Saxon activity. From the available cartographic evidence, and the proximity of the site to the church, the area of the site was developed during the medieval and early post-medieval periods. There is therefore potential for remains of these periods.

Based of the above, the overall potential for archaeology of the assessment site is judged to be medium to high.

- 6.3 The framework for the management of archaeological issues in the planning system is currently set out in the document PPG16 *Archaeology and Planning* . Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of the AA.

## **7 Acknowledgements**

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The research for the assessment, and the walk-over survey, were undertaken for ASC Ltd by Ralph Brown BSc Hons. The report was prepared by Ralph Brown BSc Hons. and edited by Bob Zeepvat BA MIFA.

## 8 Sites & Monuments Data

Sites listed below are those within the study area, *i.e.* 0.5km radius

CAS No	NGR	Period	Type	Description
0755	SP 7699 2748	Post Med	Chapel	Extant building
0758	SP 766 282	Med	Artefacts	Potsherds
0759	SP 766 276	Roman	Artefact	Coin of Vespasian
1898	SP 7690 2812	Post Med	Building	Workhouse
2020	SP 7709 2760	Post Med	Building	Winslow Hall
2355	SP 7693 2765	Med	Church	Church of St Laurence
4029	SP 776 281	Neolithic	Artefact	Flint flakes
4455	SP 7095 2790	Post Med	Artefact	Bellamine bottles
5091	SP 7673 2790	Post Med	Building	Tile / Brickworks,
5108	SP 7682 2728	Unknown	Earthwork	Small (5m diameter) circular
5111	SP 7695 2786	Post Med	Building	Gasworks, demolished
5117	SP 7740 2740	Saxon ?	Artefact	Coin Hoard ?
511701	SP 7740 2740	Saxon ?	Building	Palace / Manor ?
5118	SP 7695 2753	Post Med	Building	Workhouse
5109	SP 7696 2758	Post Med	Building	Market House, demolished
5891	SP 770 265	Paleolithic	Artefact	Acheulian flint flake
6644	SP 7694 2782	Post Med	Monument	Post Med features from evaluation
7550	SP 7695 2748	Post Med	Building	Meeting House
7580	SP 7671 2816	Med	Artefact	C11 <sup>th</sup> -12 <sup>th</sup> pot sherds
10145	SP 7699 2766	Post Med	Building	Shop
10150	SP 7691 2754	Post Med	Building	Inn
10151	SP 7690 2754	Post Med	Building	House
10152	SP 7689 2755	Post Med	Building	Bakehouse
10153	SP 7685 2757	Post Med	Building	House
10154	SP 7679 2755	Post Med	Building	House
10155	SP 7681 2759	Post Med	Building	House
10156	SP 7675 2761	Post Med	Building	Barn
10157	SP 7676 2755	Post Med	Building	House
10158	SP 7695 2754	Post Med	Building	House
10159	SP 7692 2752	Post Med	Building	House
10161	SP 7685 2755	Post Med	Building	Inn
10162	SP 7683 2756	Post Med	Building	House
10163	SP 7679 2756	Post Med	Building	House
10164	SP 7679 2755	Post Med	Building	House
10165	SP 7679 2755	Post Med	Building	House
10183	SP 777 272	Post Med	Building	House

## 9 References

### *Standards & Specifications*

- IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.
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- IFA 2001 Institute of Field Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.
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- [www.bigfern.btinternet.co.uk/bygone/livestockmarket.htm](http://www.bigfern.btinternet.co.uk/bygone/livestockmarket.htm)
- [www.exetermemories.co.uk/EM/cattlemarket.html](http://www.exetermemories.co.uk/EM/cattlemarket.html)

## 10 Cartographic Sources

*The following maps and plans were consulted in the course of this assessment:*

Date	Reference	Description
1599	ASC Library Copy	The Salden Estate Map, Survey of the Estates Of John Fortescue
1766-1768	ASC Library Copy	Thomas Jeffreys Map of the County of Buckinghamshire 1766-1768
1824	ASC Library Copy	A. Bryants Map of the County of Buckinghamshire 1824
1835	Centre for Buck's Studies: Acc No: T3 76 / 2	Wendover and Buckingham Turnpike Road. Proposed Alterations in the Parishes of Winslow and Swanbourn
1880	OS 25" 1 <sup>st</sup> ed. sh XIX.	Eastern half of Winslow
1880	OS 25" 1 <sup>st</sup> ed. sh XIX	Western half of Winslow
1900	OS 6" 2 <sup>nd</sup> ed. sh XIX S.W.	Detail of Winslow
1926	OS Ed of 1926. sh XIX S.W.	Detail of Winslow
1950	OS 6" sh XIX.	Detail of Winslow

## 11 Air Photographs

*The following photographs were examined in the course of this assessment:*

Identification	Date	Type (O/V)	Description/comments
RAF	1947	V	RAF Vertical 3176 CPE\UK 1897
RAF	1947	V	RAF Vertical 4304 CPE\UK 1897
RAF	1947	V	RAF Vertical 3093 CPE\UK 1897
	1963	V	Fairey Air Surveys Ltd. Record No 6313; Bucks SMR
Run No: 505	Mar 1985	V	RC8 – HI 225; Bucks SMR