

Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING WATCHING BRIEF:
14 SOUTH STREET
CASTLETHORPE
MILTON KEYNES
MK19 7EL**

NGR: SP 7991 4434

on behalf of Mr & Mrs Neal



Karin Semmelmann BA MA MIFA

November 2008

ASC: 1033/CST/2



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Site Data

<i>ASC project code:</i>	CST	<i>ASC Project No:</i>	1033
<i>OASIS ref:</i>		<i>Event/Accession no:</i>	1200
<i>County:</i>	Buckinghamshire (historic county)		
<i>Village/Town:</i>	Milton Keynes		
<i>Civil Parish:</i>	Castlethorpe CP		
<i>NGR (to 8 figs):</i>	SP 7991 4434		
<i>Present use:</i>	Residential		
<i>Planning proposal:</i>	First floor side and rear extensions		
<i>Planning application ref/date:</i>	06/01959/FUL		
<i>Local Planning Authority:</i>	Milton Keynes Council		
<i>Date of fieldwork:</i>	February – July 2008		
<i>Client:</i>	Mr & Mrs Neal 14 South Street Castlethorpe Milton Keynes MK19 7EL		
<i>Contact name:</i>	Sandra Neal		

Internal Quality Check

<i>Primary Author:</i>	Karin Semmelmann	<i>Date:</i>	7 th November 2008
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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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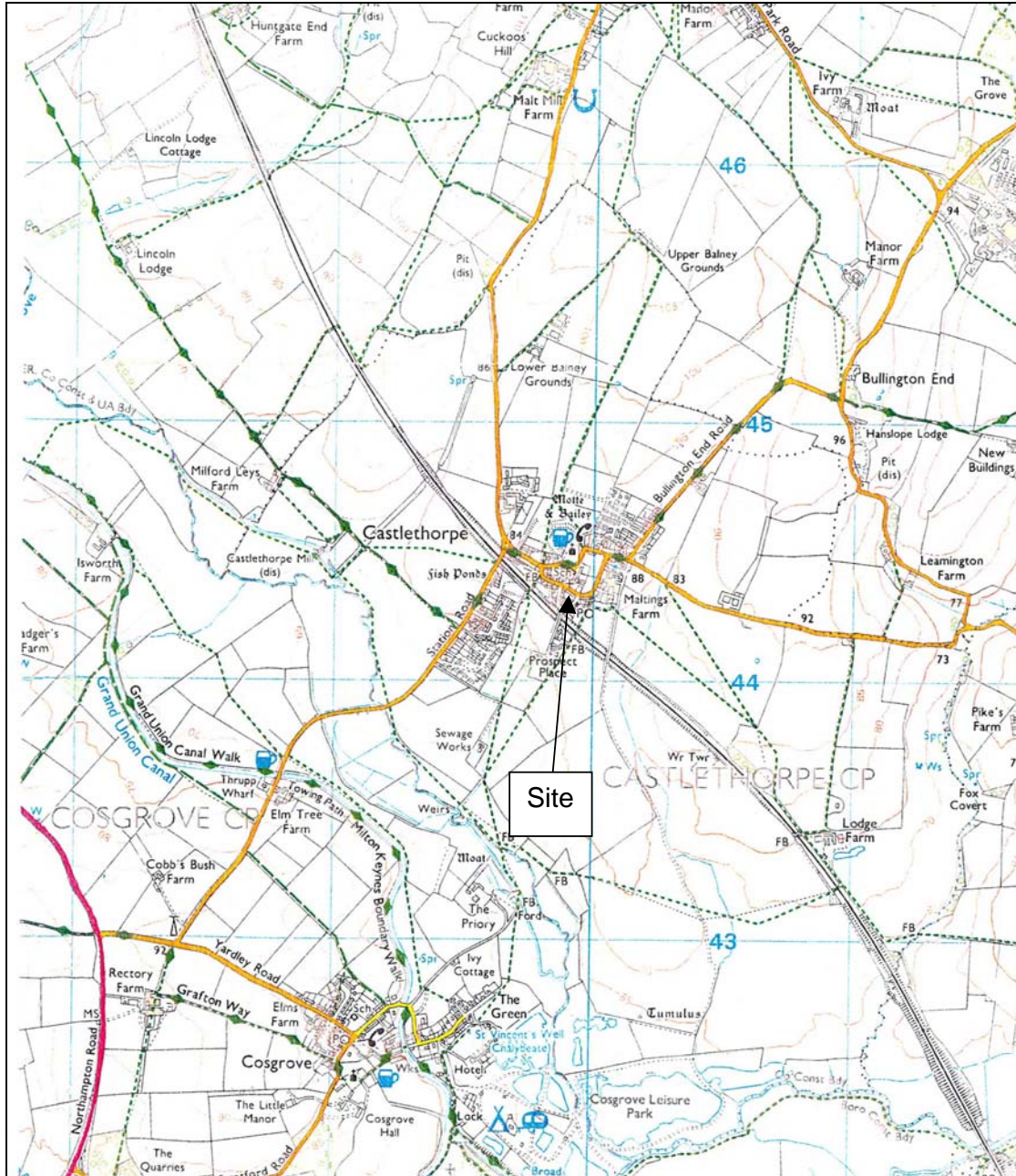


Figure 1: General location (scale 1:25,000)

Summary

In the summer of 2008 Archaeological Services and Consultancy carried out a historic building watching brief at 14 South Street, Castlethorpe, Milton Keynes as a condition of planning permission for the development of the site. The property, which is a stone built, 2-storey structure under a pitched tiled roof, lies at the eastern end of a short terrace of three similar properties.

Building analysis focussing primarily on the roof trusses in the adjoining properties in 1999 led to the hypothesis that the terrace may date from the 15th century and could incorporate a possible 14th century building at the western end. During this watching brief, which was limited to the removal of part of the east wall to create a new door, a small soot filled cavity, another smaller recess containing the remains of a purlin and the cut line for the roof of the former extension were revealed. There was no evidence of earlier roof timbers as only modern rafters were revealed, but the presence of a bonding timber could suggest an 18th century date for this part of the building.

1. Introduction

1.1 In the summer of 2008 *Archaeological Services and Consultancy Ltd* (ASC) carried out a historic building watching brief at 14 South Street, Castlethorpe, Milton Keynes. The project was commissioned by Mr & Mrs Neal, and was carried out according to a project design prepared by ASC (Simmelmann 2008) following discussions with Nick Crank, the archaeological advisor (AA) for Milton Keynes Council. The relevant planning application reference is 06/01959/FUL.

1.2 *Planning Background*

This watching brief was required under the terms of *Planning Policy Guidance Notes 15 & 16* (PPG15 and PPG16), as a condition of planning permission for the development of the site.

1.3 *Archaeological Services & Consultancy Ltd*

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 Archaeological Organisation* by the Institute of Field Archaeologists, in recognition of its high standards and working practices.

1.4 *Management*

The project was managed by Karin Semmelmann BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

1.5 ***The Site***

1.5.1 *Location & Description*

The site is located near the centre of the village of Castlethorpe, in the administrative district of Milton Keynes (Fig. 1). The property lies at the eastern end of a short terrace of three properties, and its north elevation fronts directly onto South Street. It is a stone built, 2-storey structure under a pitched tiled roof. A modern, single storey extension has been added to the east elevation (Fig. 2).

1.5.2 *Geology & Topography*

The site is situated on level ground, at an elevation of *c.*88m OD. 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).

1.5.3 *Proposed Development*

The development proposes the construction of a first floor side and rear extension (Fig. 3).

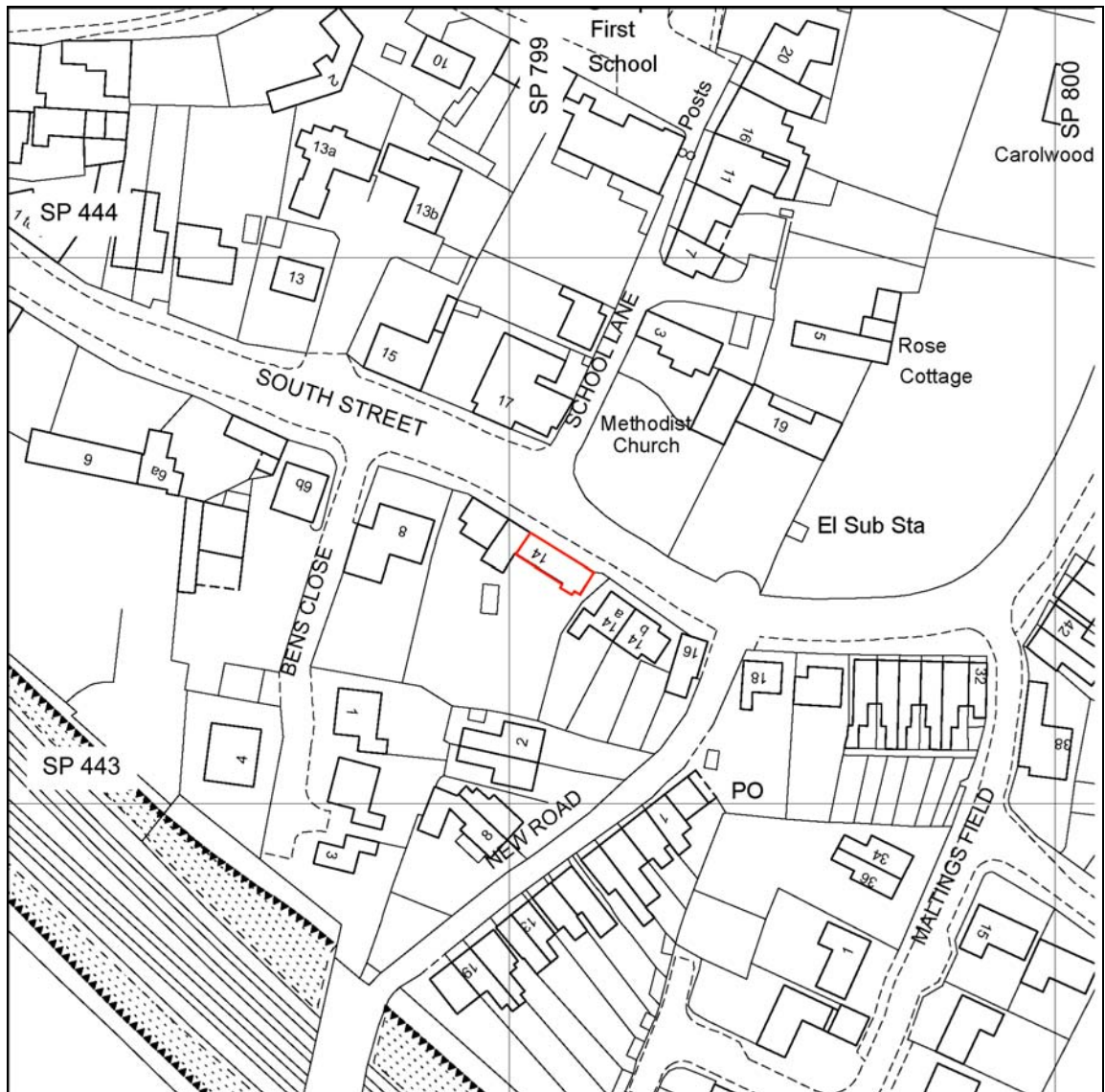


Figure 2: Site location (scale 1:1250)

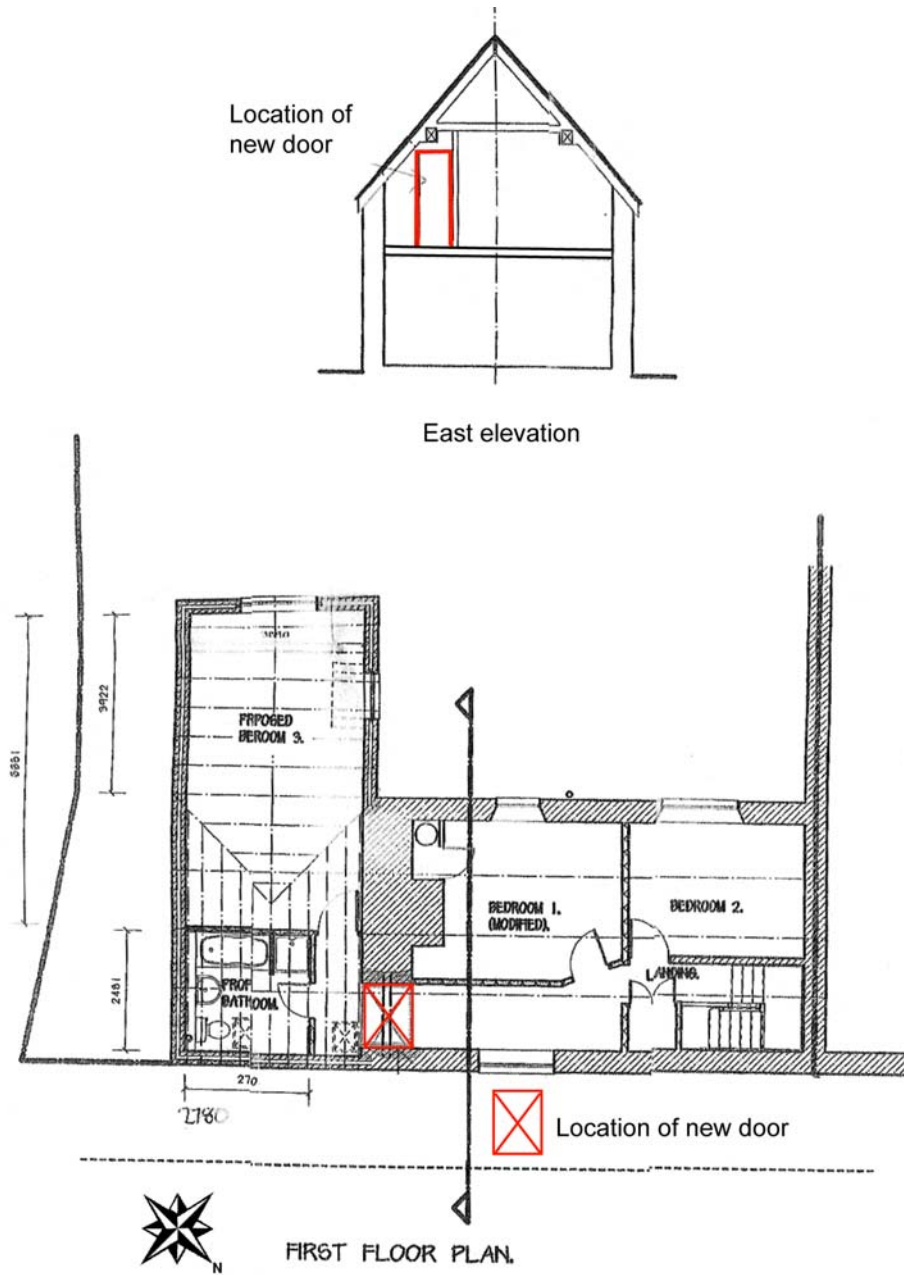


Figure 3: Proposed development (*not to scale*)

2. Aims & Methods

2.1 Aims

As described in the Project Design (Section 2.1), the aims of the watching brief were:

- To compile a record of the area of the building concerned, prior to refurbishment,
- To place the findings within their local context

2.2 Standards

The work conformed to the project design, to the relevant sections of the Institute of 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 brief (Section 2.3), which required:

- A programme of historical research, using readily available sources, such as Milton Keynes and ASC's libraries
- A survey of the area of the building to be affected by the development work

3. Archaeological & Historical Background

- 3.1 The following section provides a summary of the readily available archaeological and historical background to the development site and its environs. 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 Milton Keynes library, the Internet and ASC's own library.

3.2 **Saxon** (c.450-1066)

Although some prehistoric and Roman artefacts have been found in the locality (VCH online), the settlement of Castlethorpe is almost certainly of pre-Conquest origin. The *thorpe* element in the place name suggests that it was predominantly inhabited by Danes before the St Brice's day massacre, which annihilated a large proportion of the Danish population in north Buckinghamshire on November 13th 1002. As such it may well have formed an outpost to the main settlement at Hanslope, with which the early history of the village is intertwined.

3.3 **Medieval** (1066-1500)

According to the Domesday Survey of 1086, Hanslope was held by Aldene, King Edward's housecarl, before the Norman Conquest. At the time of the survey it was held by Winemar and consisted of 10 hides with a mill, meadow and woodland (Williams & Martin 2002:418).

The castle is thought to have been built in the 12th century by William Maudit, a supporter of the Empress Maud (VCH online). Nineteenth century speculation had it that it could have been built on the site of a Roman Station (Wetton 1844:202), but no evidence has been found to support this theory. There is little left of the castle as it was sacked and destroyed by Fawkes de Breauté in 1215 when Maudit opposed King John during his strife with the barons (Sheahan 1862:512). The lands were later returned to him, but the castle was never rebuilt.

Hanslope passed to William Beauchamp who obtained licence to embattle his manor house in 1292. It is thought that the fortified house may have stood on part of the castle site or in the rectangular earthworks to the south-west of the castle mount (*ibid*; VCH online).

The church of SS Simon and Jude (formerly dedicated to St Mary) stands in the castle grounds. It dates from the 12th century (Pevsner 2000: *213-4) and is thought to stand on the site of a pre-Conquest church. Although it was originally the mother church of Hanslope, it later became the chapelry for the manor of Hanslope and the Earls of Warwick maintained a chantry there until 1488 when the Buckinghamshire lands of the earldom were transferred to the Crown (VCH online).

3.4 **Post-Medieval - Modern** (1500-present)

The Crown lands of Castlethorpe were enclosed in the early 16th century and the Inclosure Act for the parish of Castlethorpe was passed in 1793 (*ibid*).

A weekly market on Thursday and a yearly fair, which had been granted to William Beauchamp, Earl of Warwick, in 1293 were held until the end of the 18th century. They were subsequently replaced by a cattle fair held on Holy Thursday.

The London to Birmingham Railway, which went through the village was opened in 1838. It became the London and North Western Railway in 1846. Castlethorpe station closed in 1964. The Wesleyan Chapel opened in 1888, and the school in 1891, although there was an evening school from at least 1879 (*ibid*).

Twentieth century development in the village has concentrated on the former allotment site; around Lodge Farm and a small development off Station Road to the south of the railway line (cf. Zeepvat 1999).

4. Results

- 4.1 The watching brief on the building works at this property was prompted by a similar exercise undertaken in the neighbouring properties (10 – 12 South Street) in 1999 (Woodfield 1999; Appendix 2). The analysis of the architectural features observed there suggested that the western end of the building may have been part of an earlier structure on the site that had been incorporated into the present build. This was based on the fact that the braces on the western roof truss are straight and, although tenoned into the collar beam, are jointed to the post by means of a notched lap joint; the walls at this end of the house are considerably thicker than elsewhere and that square trenails have been used to secure the collar. On this basis, it was suggested that this part of the building could date from the mid 14th century, whereas the style and construction technique of the western two trusses indicate a later 15th century date.
- 4.2 The opening of the east wall at 14 South Street demonstrated that the coursed Blisworth limestone that had been used here was between 45 and 50cm thick and set in a sandy mortar. A bonding timber, approximately 69 x 6cm, was removed during the process (Fig. 4). The exposed roof timbers were modern and were set on modern Fletton bricks that had been built within the stone wall.
- 4.3 On the external face of the east wall a rectangular opening, approximately 36cm wide x 40cm high x 40cm deep, was revealed to the south of the new door. This was soot lined but sealed by Fletton bricks at the back, ie. internal part of the wall. This opening was clearly linked to the chimney breast in the bedroom beyond.
- 4.4 Another small opening, measuring approximately 30cm wide x 15cm high, was revealed to the south of this. It contained the remains of a purlin.
- 4.5 A modern cut line in the limestone indicated the line of the recently demolished roof.

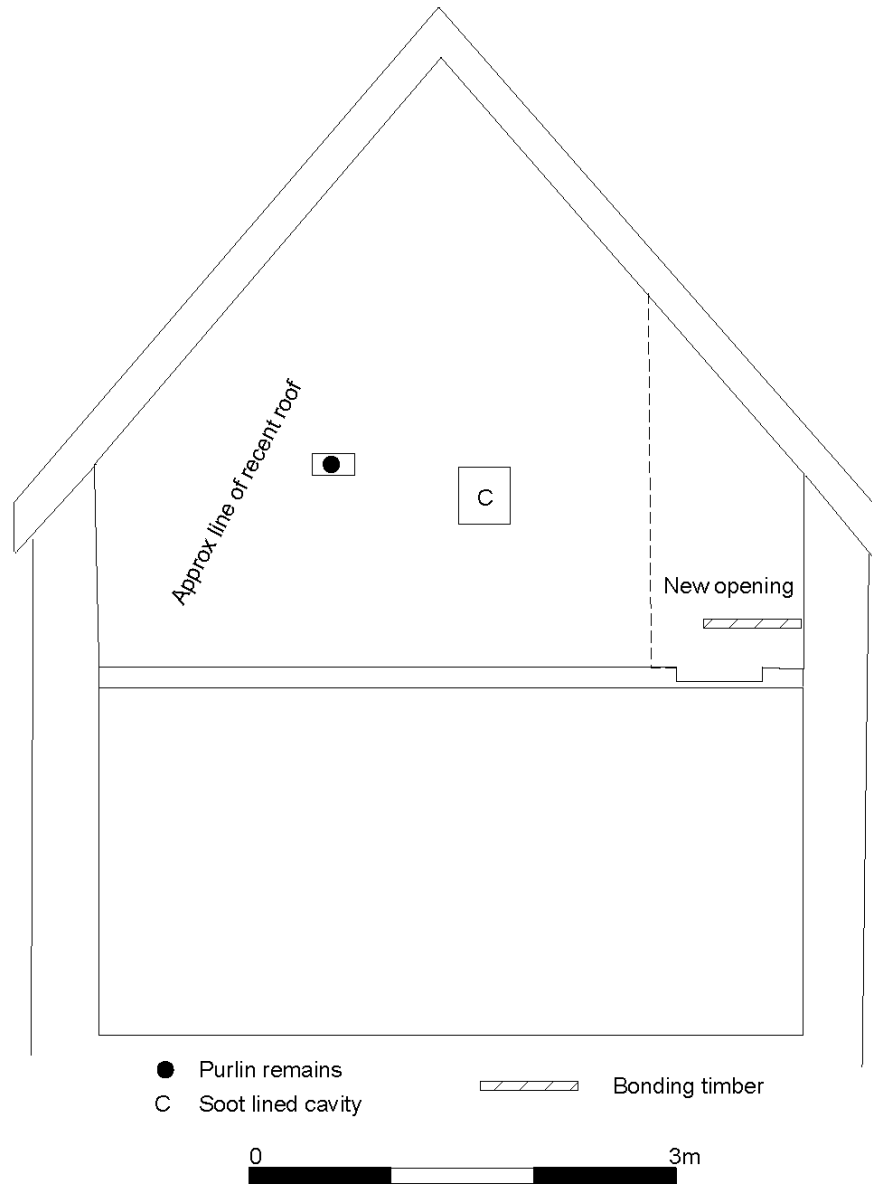


Figure 4: East wall (scale 1:50)



Plate 1: East wall (the arrow marks the location of the soot lined cavity)



Plate 2: Soot lined cavity in the east wall



Plate 3: North wall showing the modern rafters and brickwork to the left of the new extension

5. Conclusions

- 5.1 Apart from the modern rafters resting on the new brickwork, which are indicative of the 20th century re-roofing programme, the features that were revealed during the present building works do not present any further evidence for the constructional history of the entire row. They are very specific to the east wall of number 14 and provide evidence for the earlier purlin and the recently removed roof. The Fletton brickwork at the back of the soot lined cavity suggest that it was in use until fairly recently, although exactly in which capacity is not clear.
- 5.2 The one diagnostic feature that was revealed was the bonding timber in the east wall. These timbers were added to stone buildings in the 18th and early 19th century as it was thought that they would provide greater stability to the structure. The theory was later recognised as being flawed and the practice fell into disuse. However, its presence here could well suggest that at least this part of the building is post-medieval.
- 5.3 The report prepared in 1999 for the adjoining properties suggests that the row may have been constructed in the late 15th century to incorporate a mid 14th century structure at its western end. Whilst this may have been the case, it should be noted that trusses with straight braces that have been jointed rather than tenoned have been recorded in post-medieval barns in Hitchin (Semmelmann 2003) and Sarratt, Hertfordshire (Semmelmann forthcoming). It is therefore a technique that did not die out completely as it is a means of jointing subsidiary timbers after the main frame of a building has been erected (cf. Brown 1986:34).
- 5.4 The current report cannot corroborate the findings of the buildings analysis undertaken in 1999, as first hand inspection of all the roof trusses in the row was not possible. The architectural evidence revealed during this investigation suggests that the eastern end of the terrace, ie at least the east wall of 14 South Street, may date from the 18th century.

6. Acknowledgements

ASC Ltd is grateful to Mr & Mrs Neal for commissioning this report. The project was monitored by Nick Crank BA AIFA, Archaeological Officer of *Milton Keynes Council*. Thanks are also due to the building contractors on site for the help and forbearance.

The watching brief was carried out by Karin Semmelmann BA MA MIFA. The report was prepared by Karin Semmelmann and edited by Bob Zeepvat BA MIFA.

7. Archive

7.1 The project archive will comprise:

1. Project Design
2. Initial Report
3. Clients site plans
4. Site Monitoring Sheets
5. List of photographs
6. B/W prints & negatives
7. Original specialist reports and supporting information
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 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)*.
- Semmelmann, K. 2008 *Project Design for Historic Building Watching Brief* ASC ref. 1033/CST/1

Secondary Sources

- BGS *British Geological Survey 1:50,000 Series, Solid & Drift Geology*.
- Brown, R.J. 1986 *Timber Framed Buildings of Britain* Hale (London)
- Pevsner, N. and Williamson, E. 2000 *The Buildings of England: Buckinghamshire* (London)
- Semmelmann, K. (forthcoming) *Historic Building Recording: Hitchin Tithe Barn* Heritage Network
- Semmelmann, K. (forthcoming) *Historic Building Recording: Michelfield Hall Barn*, Sarratt ASC 1125/SMH/1
- Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden).
- Williams, A. and Martin, G. H. 2003 *Domesday Survey: A complete translation*. Penguin
- Woodfield, P. 1999 *Numbers 10-12 South Street, Castlethorpe: report and analysis on the historic fabric uncovered during building works in July 1999* (unpublished)
- Zeeprat, B. 1999 *An Archaeological Evaluation of Maltings Field, Castlethorpe* ASC Report ASC/M/MFC99/2

Websites

- 'Parishes : Hanslope with Castle Thorpe', *A History of the County of Buckingham: Volume 4* (1927), pp. 348-362.

URL: <http://www.british-history.ac.uk/report.aspx?compid=62597&strquery=hanslope>.

Appendix 1: List of Photographs

SITE NAME: 14 South Street, Castlethorpe			SITE NO/CODE: 1033/CST
Shot	B&W	Digital	Subject
1	X	X	Location of new door in east wall prior to building works
2	X	X	North end of the west wall of the same room
3	X	X	West wall of same room
4	X	X	Front elevation of 10-14 South Street
5	X	X	Front elevation of 14 South Street
6	X	X	Soot lined cavity in east wall
7	X	X	New opening being created
8	X	X	East wall during building works
9	X	X	North side of new opening
10	X	X	South side of new opening
11	X	X	South side of new opening
12	X	X	Floor of new opening

Appendix 2: ASC OASIS Form

PROJECT DETAILS			
Project Name:	14 South Street Castlethorpe		
Short Description:	<p>In the summer of 2008 Archaeological Services and Consultancy carried out a historic building watching brief at 14 South Street, Castlethorpe, Milton Keynes as a condition of planning permission for the development of the site. The property, which is a stone built, 2-storey structure under a pitched tiled roof, lies at the eastern end of a short terrace of three similar properties.</p> <p>Building analysis focussing primarily on the roof trusses in the adjoining properties in 1999 led to the hypothesis that the terrace may date from the 15th century and could incorporate a possible 14th century building at the western end. During this watching brief, which was limited to the removal of part of the east wall to create a new door, a small soot filled cavity in the east wall of the property, another smaller recess containing the remains of a purlin and the cut line for the roof of the former extension were revealed. There was no evidence of earlier roof timbers as only modern rafters were revealed, but the presence of a bonding timber could suggest an 18th century date for this part of the building.</p>		
Project Type: (indicate all that apply)	Historic Building Watching Brief		
Site status:	None	Previous work:	None
Current land use:	Private residence	Future work:	No
Monument type:	Building	Monument period:	Post-medieval
Significant finds:	None		
PROJECT LOCATION			
County:	Buckinghamshire	OS reference: (8 figs min)	SP 7991 4434
District:	Milton Keynes	Parish:	Castlethorpe
Site address:	14 South Street Castlethorpe Milton Keynes MK19 7EL		
Study area: (sq. m. or ha)	N/A	Height OD: (metres)	88m AOD
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	N/A	Project design originator:	Karin Semmelmann
Project Manager:	Karin Semmelmann	Director/Supervisor:	Karin Semmelmann
Sponsor / funding body:	Mr & Mrs Neal		
PROJECT DATE			
Start date:	January 2008	End date:	July 2008
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	N/A		
Paper:	Bucks County Museum	Architects drawings, site notes etc	
Digital:	Bucks County Museum	1 CD	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Watching Brief: 14 Casrtle Street, Castlethorpe, Milton Keynes MK19 7EL		
Serial title & volume:	ASC Ltd Report ref. 1033/CST/2		
Author(s):	Karin Semmelmann BA MA MIFA		
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