Archaeological Services & Consultancy Ltd

DESK-BASED ASSESSMENT:
MANOR HOSPITAL, AYLESBURY,
BUCKINGHAMSHIRE

NGR: SP 8262 1420

on behalf of the
Oxfordshire and Buckinghamshire Mental Health
NHS Foundation Trust

Jonathan R Hunn BA PhD MIFA

July 2008

ASC: 1084/MHA/1

REGISTERED · ORGANISATION
IFA

Site Data

ASC site code:	MHA	*Project no:*	1084
OASIS ref:		*Event/Accession no:*	
County:	Buckinghamshire		
Village/Town:	Aylesbury		
Civil Parish:	Aylesbury		
NGR (to 8 figs):	SP 8262 1420		
Extent of site:	6.45 ha (15.9 acres)		
Present use:	Health care establishment		
Planning proposal:	Tba		
Planning application ref/date:	tba		
Local Planning Authority:	Aylesbury Vale District Council		
Date of assessment:	June 2008		
Commissioned by:	Tony Hickson GBS Consulting St Thomas House 6, Becket Street Oxford OX1 1PP		
Client:	Oxfordshire and Buckinghamshire Mental Health NHS Foundation Trust		
Contact name:	Tony Hickson		

Internal Quality Check

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CONTENTS

Figures:

Plates:

Cover: The Manor House in the early 20th century

Figure 1: General location *(Scale 1:25,000)*

Summary

In June 2008 a desk-based assessment was prepared of the Manor Hospital, Bierton Road, Aylesbury, in order to assess the archaeological implications of proposals to redevelop the site. The assessment revealed that a Roman brooch has been found on the site and that a number of artefacts have been recorded in the surrounding area. A post mill was present in the north part of the site during the 18th and early 19th centuries, but the site probably largely comprised open ground until the construction of the manor house in the late 19th century. The development of the existing hospital during the 20th century probably destroyed or severely truncated any archaeological remains in the central part of the site, but remains may survive, in less disturbed areas, on the periphery. Overall the site is considered to offer low to moderate archaeological potential.

1. Introduction

1.1 In June 2008 *Archaeological Services and Consultancy Ltd* (ASC) prepared an archaeological desk-based assessment of the Manor Hospital, Bierton Road, Aylesbury, in order to inform proposals for the redevelopment of the site. The project was commissioned by Tony Hickson of *GBS Consulting,* acting on behalf of the *Oxfordshire and Buckinghamshire Mental Health NHS Foundation Trust*. This report, which forms part of a wider *Environmental Impact Assessment,* will be presented to the *Buckinghamshire County Archaeology Service* (BCAS) who provide archaeological advice to the local planning authority.

1.2 ***Archaeological Services & Consultancy Ltd***

    Archaeological Services & Consultancy Ltd (ASC) is an independent 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.

1.3 ***Management***

    The assessment was carried out under the overall direction of **Jonathan Hunn** BA PHD MIFA, an established archaeologist with extensive experience in managing archaeological projects in England. Jonathan holds a first degree in Archaeology and History from the University College of North Wales (Bangor), and a PhD from the University of Southampton (Dept of Geography). Jonathan has held managerial posts with *English Heritage, Hertfordshire Archaeological Trust, Oxford Archaeological Unit* and *Tempvs Reparatvm Ltd,* and has acted as archaeological consultant for *Hertfordshire County Council* and *English Heritage*.

1.4 ***The Site***

    1.4.1 *Location & Description*

        The site is situated in Aylesbury, in the administrative district of Aylesbury Vale, Buckinghamshire (Figure 1). It lies to the east of the town centre, south

of Bierton Road and is centred on Ordnance Survey National Grid Reference SP 826 142 (Figure 2).

1.4.2　The site is sub-rectangular in shape and covers an area of 6.45 ha. It lies within an area with buildings and school grounds to the west, Bierton Road to the north, a young offender's institution to the east and a former railway line to the south (Figure 2). The site has four access routes; the principal one being from Bierton Road, close the northwest corner of the site.

A more detailed site description appears in Section 4 of this report.

1.4.3　*Geology and topography*

The site overlies the Portland Beds of the Jurassic period, which comprise calcareous loamy sand deposits (BGS, sheet 238). The natural soil profile has been truncated and heavily modified over much of the site, but where it survives, principally around the periphery of the site, it comprises the Bierton Complex (Avery 1964, 124-6). These consist of '*imperfectly drained loams and fine sandy clay loams derived from the more or less disturbed and weathered remains of the lowest Portlandian strata, resting on Hartwell Clay at depths of 0.6m to 1.2m'* (*ibid.*).

The natural topography of the site slopes from north to south and ranges between *c.*91m OD in the north to *c.*80m OD in the south.

1.4.4　*Proposed Development*

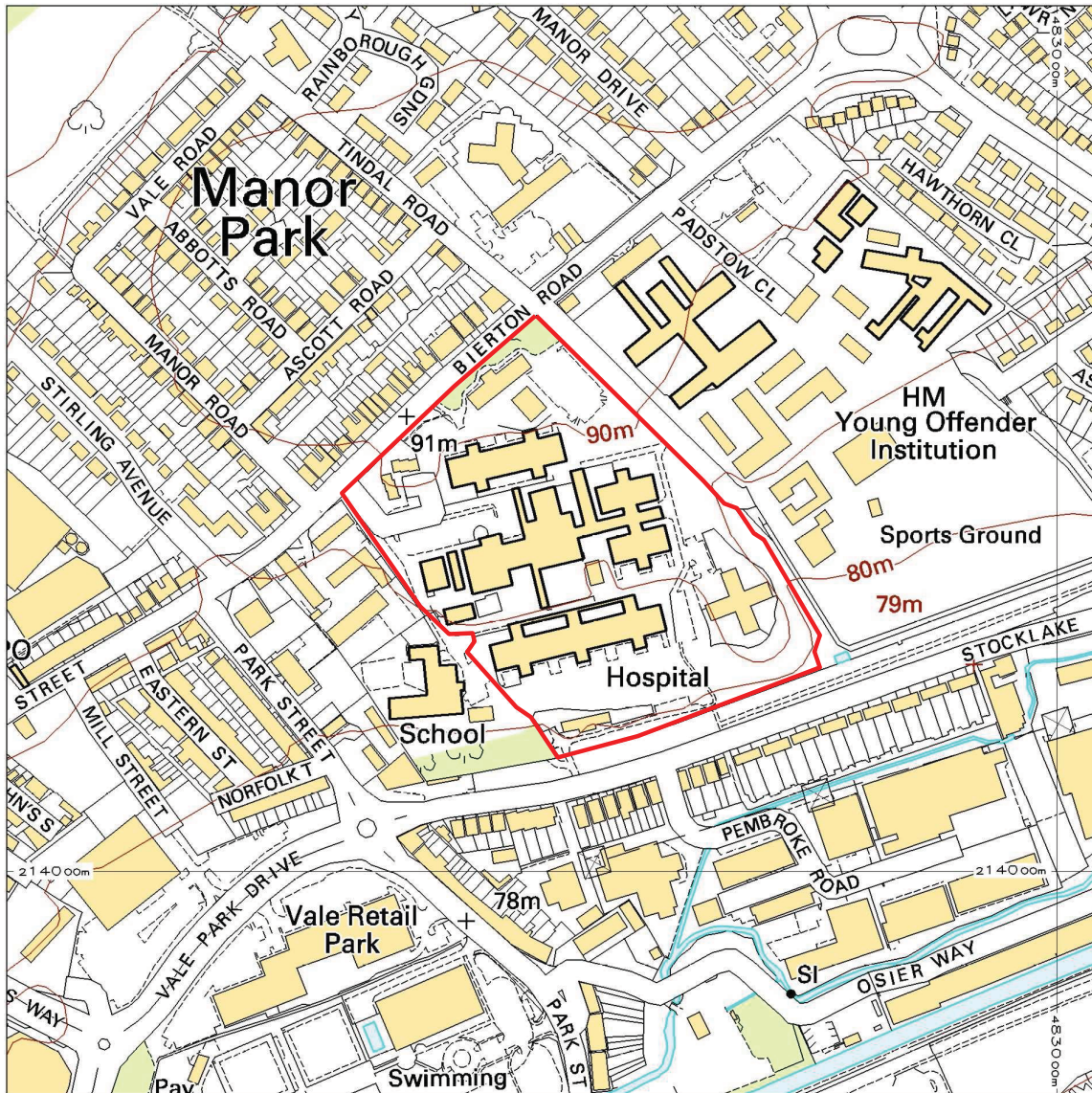Detailed proposals for the redevelopment of the site have not yet been produced.

Figure 2: Site location *(Scale 1: 5,000)*

2. Aims and 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 Institute of Field Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001) and ASC's own in-house procedures manual.

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 Historic Environment Record (HER), at Aylesbury. The study area employed in the HER search included the site itself, and a surrounding area of approximately 0.5 km.

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 *Centre for Buckinghamshire Studies* (CBS).

2.3.3 *Cartographic & Pictorial Documents*

Old maps and illustrations are normally a very productive area of research. The principal sources consulted were the HER and the *Centre for Buckinghamshire Studies.*

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 *Historic Environment Record*.

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.

2.3.6   *Secondary & Statutory Sources*

The principal source consulted was the *Buckinghamshire Local Studies Library* and ASC's own in-house library.

2.4   **Walkover Survey**

As part of the assessment a walkover survey of the site was undertaken on June 3rd 2008, 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 BCAS.

3. Archaeological and Historical Background

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 Buckinghamshire *Historic Environment Record* (HER) is shown in Figure 3, and details appear in Section 8.

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

3.2.1   *Early Prehistoric   (before 600BC)*
Little is known of the early prehistoric periods in the Aylesbury area, but a number of individual artefacts of these periods have been discovered in the town centre, notably at Walton where three sherds of Neolithic pottery and a variety of flint implements have been recorded (Farley 1979, 160-2). In addition, a hoard of Bronze Age artefacts comprising axes, a palstave, and lumps of bronze cake have been found *c.*120m north of the site at 22 Manor Drive (HER 0402: Burgess & Coombs 1979).

The earliest monuments to survive in the area comprise early Bronze Age barrows and ring ditches (burial mounds) along the Chiltern escarpment, to the south of Aylesbury (Holgate 1995, 14). The appearance of hillforts in the late Bronze Age, including Ivinghoe Beacon and Maiden Bower may indicate an intensification of agriculture and communal activity in the area (Bryant 1995, 17-27).

3.2.2   *Iron Age   (600BC-AD43)*
The nature of Iron Age settlement in Aylesbury is not well understood, but a number of sites of this period have been identified. Middle Iron Age settlement comprising a gully, two pits and a possible structure has been discovered in the town centre (Allen & Dalwood 1983). A substantial ditch has been identified at a number of locations in the town centre, notably at the Prebendal site (Farley 1986), Kingsbury and at the corner of Bourbon and Temple streets (Julia Wise *pers comm.*), which may have formed part of an enclosure/fortification.

Further evidence for Iron Age settlement has been recorded to the northeast of the site, at Bierton, where extensive traces of late Iron Age and Roman settlement have been recorded (Allen 1986).

3.2.3   *Roman   (AD 43-c.450)*
Settlement and communications during the Roman period were probably dominated by a major road, now known as *Akeman Street*, which passed through Aylesbury town centre *c.*400m southwest of the site, and linked *Verulamium* (St Albans) with *Corinium* (Cirencester). Little is known of the area in detail, but a number of small wayside settlements probably developed

along the road, including sites at Fleet Marston to the northwest of Aylesbury, and Cow Roast, to the south (OS 1979).

Evidence for Roman settlement in Aylesbury is limited, but settlement features of this period have been recorded close to the line of *Akeman Street,* in Buckingham Street (Allen 1982) and a number of Roman coins have been recorded immediately south of the site along Stocklake Road (HER 5607, 2064, 5663, etc.).
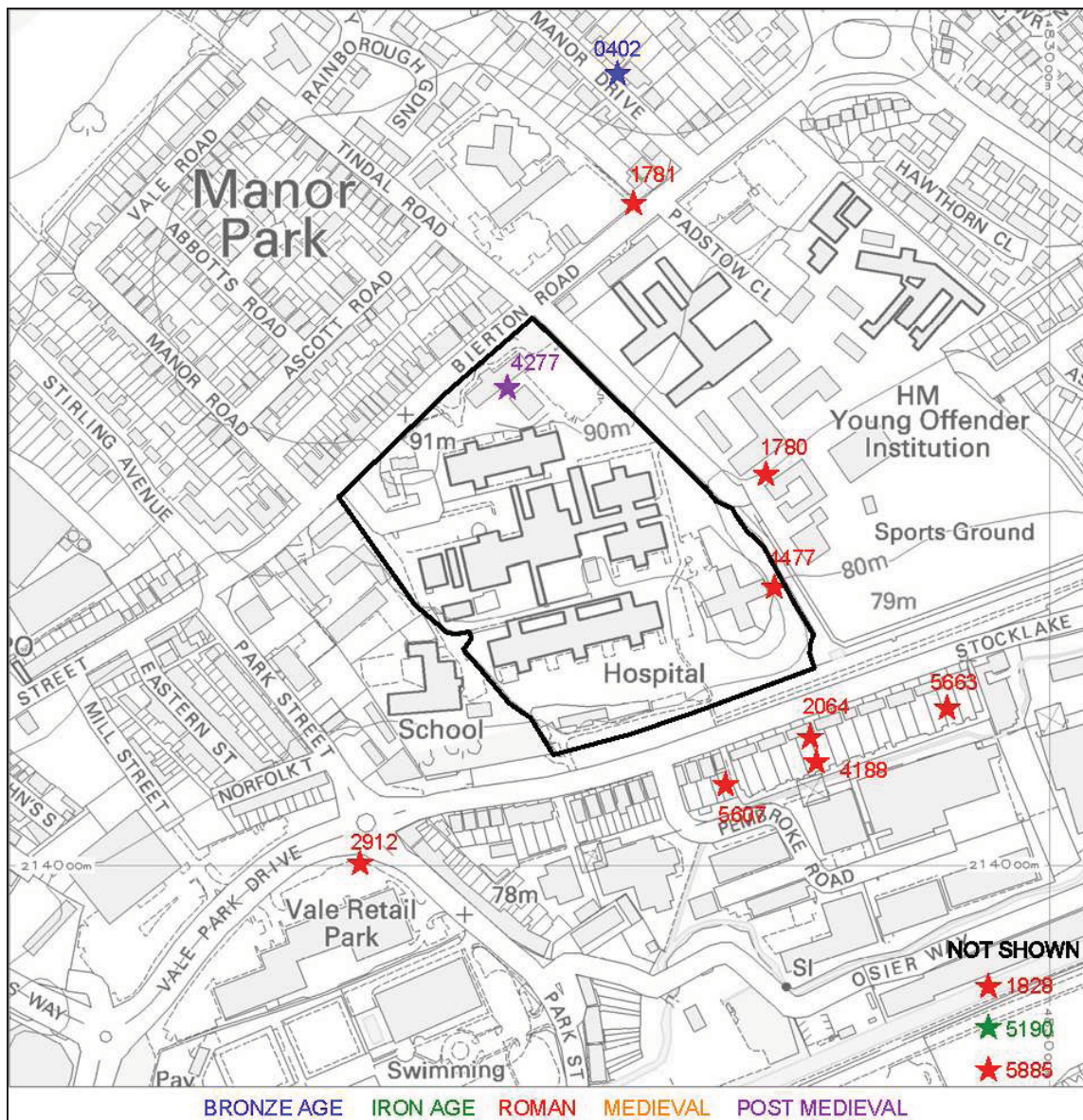

Figure 3: Archaeological sites in the Buckinghamshire Historic Environment Record.

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

Little is known of the early history of Aylesbury, but the settlement may have developed during the Saxon period. The site is situated *c.*1km northeast of the Saxon and medieval core of the settlement.

The placename 'Aylesbury' may be derived from the Anglo-Saxon name *Ægelesbyrig* which is recorded for the year AD 571 in the *Anglo-Saxon Chronicle* (Garmonsway 1953, 18-19; Eckwall 1977, 20).

Saxon period settlement has been recorded in the town centre, close to George Street where a cemetery, estimated to cover *c.*2.5 hectares has been excavated. The latter may have been associated with a minster church (Allen & Dalwood 1985, 50-1).

A separate settlement may have developed southeast of the modern town centre, at Walton, where a number of *Grubenhauser* (sunken buildings), postholes, hearth and pits, dating from the 5th to the 7th centuries have been excavated. (Farley 1976, 166-70).

In the late 7th century Aylesbury may have formed part of the domain of *Frithuwold*, one of the last of the native kings of Surrey (Blair 1989, 105-7). This overlordship ceased with the rise of Mercia to the west. Saint *Osgyth* of Aylesbury was 'a daughter of *Wilburh*, sister of king *Wulfhere* of Mercia by a king *Fredeswald*' and was born in his palace of Quarrendon (*ibid.*). Aylesbury was a *villae regalis,* and by the late Saxon period had a royal mint with probable earthen defences (Farley 1979, 119). This royal patrimony explains why the church at Aylesbury was owed dues from half the county in the form either of grain or a money payment (*ibid.*). In the 10th century *Ægelsbyrig* was held by *Aelfheah*, Eldorman of Hampshire who then bequeathed it to King Edgar (*ibid.*). *Eilesberia* was one of only four localities to record the presence of churches in the Buckinghamshire entry of Domesday survey (Farley 1979, 119; Morris 1978, section 1.1). In addition to the annual fair of St Osyth it is likely that Aylesbury was the location for a market (Reed 1978, 566).

3.2.5   *Medieval*   *(1066-1500)*

At the time of the Domesday survey (1086), Aylesbury was one of three royal manors in Buckinghamshire and had the highest value of any holding at £56 per annum (Morris 1978, 143a).

The town remained a royal possession throughout the 12th century but in 1204 it was granted by King John to Geoffrey Fitz Piers, Earl of Essex for £60 per annum (Birch 1975, 23). In 1266, following de Monfort's rebellion, it reverted to the crown for a short while before coming into the possession of the Earl of Clare and then returning to the Essex family (*ibid.*). In 1332 it came into the hands of the Earl of Ormonde with whose family it remained until 1400 when again it was seized by the crown following a plot to overthrow Henry IV. In 1405 it reverted back to the Earl of Ormonde. In 1461, following the attainter of the Ormonde heir (the Earl of Wiltshire), Aylesbury came into the hands of

Edward IV who granted it to the Earl of Essex (*ibid.*). In 1485 the estate reverted back to the Ormonde family whose daughter married Sir William Boleyn which in turn was then was granted to Sir John Baldwin (*ibid.*).

Aylesbury is believed to have had a castle during the medieval period (Reed 1978, 118). Its location is not known, but the name Castle Street may provide an indication of its location (Page 1925, 1).

The medieval settlement may have been dominated by the church and the royal manor beside Kingsbury with the market square becoming the centre of the trading community (Page 1925, 1-14). Assizes were held in the town from 1218 and subsequently the election for the knights of the shire were held at Aylesbury (*ibid.*). There were two medieval hospitals in the town (St Leonard and St John the Baptist) and a Franciscan Friary situated on Rickfords Hill (Pevsner & Williamson 1994, 149). St John the Baptist was founded in the early 12th century for the infirm and poor and in 1384 was merged with the hospital of St Leonard (Page 1925, 3-4). The Friary was founded in 1386 by James (Butler) Earl of Ormonde (*ibid.*). A gild was founded in the mid 15th century (dedicated to St Mary), which supported 10 almshouses and 4 cottages (Page 1925, 9).

The area surrounding the medieval town comprised open fields and the majority of the landscape comprised ridge and furrow cultivation strips. The surviving traces of ridge and furrow cultivation strips in the area have recently been recorded (Figure 4).

Figure 4: Plot of medieval ridge and furrow cultivation strips *(not to scale)*

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

The earliest readily available map showing the site and the surrounding area is *Jeffries map of Buckinghamshire*, which was published in 1770 (Figure 5). This shows the extent of the town in the late 18th century and illustrates that Bierton Road and Stocklake had been laid out and the area round the site was essentially rural.

The area was enclosed in the 1770s and the enclosure map, dated 1771, shows the area in detail (Figure 6). The area either side of Bierton Road was divided into subrectangular plots, which replaced the earlier medieval open field landscape (Figure 4). The enclosure map names the owners of the plots surrounding the site as Edward Terry, Ann Edmonds and Wm Edmonds.

The first edition Ordnance Survey map, published in 1834 and an extract is shown as Figure 7. The site lay beyond the northeast side of Aylesbury and the area maintained its rural appearance. The map shows the early 19th century layout of the town, with some ribbon development along the main arterial routes, but development along Bierton Road had not reached as far as the site.

Developments in the area in the mid 19th century are shown on the first large scale Ordnance Survey map, which was published in 1879 (Figure 8). The rapid expansion of Aylesbury in the mid to late 19th century is apparent and, although not yet fully completed, the lines of Dropshort, Eastern Street and Norfolk Terrace had been laid out, to the west of the site. The area immediately north of the site remained as open ground and the south boundary of the site was occupied by a railway line, which had opened in 1839, linking Aylesbury with Cheddington (Leleux 1984, 34-7).

3.2.7   *Modern*   *(1900-present)*

Residential development of the areas to the west and north of the site continued into the late 19th and early 20th centuries. The 1899 Ordnance Survey map (Figure 9) shows the development to the west of the site while, on the north side of Bierton Road, a further residential area, named *Manor Park,* had been laid out. The map was revised in 1925 (Figure 10), by which time the latter development had been completed.

The layout of the area in the mid 20th century is shown on the 1950 Ordnance Survey map (Figure 11) and an aerial photograph, dated 1948 (Plate 1). By that time development along Bierton Road, from Aylesbury town centre was continuous and the *Tindal General Hospital* and a 'Borstal Institution' had been constructed to the north and east of the site respectively.

The contemporary layout of the area is shown on the 1982 edition Ordnance Survey map (Figure 12). With the exception of the borstal/prison complex and a sports ground on the east side of the site, the area was dominated by residential development, notably the Manor Drive development to the north of the site, and streets off Elmhurst Road and Douglas Road, which had been laid out further to the east. The railway line, on the south side of the site closed in the 1960s, but the route can still be made out, on the north side of Stocklane.

Figure 5: Extract from Jeffries Map of Buckinghamshire (1770)

Figure 6: Extract from the Enclosure map of 1771

Figure 7: Extract from the 1834 edition Ordnance Survey map *(reproduced at 1: 50,000)*
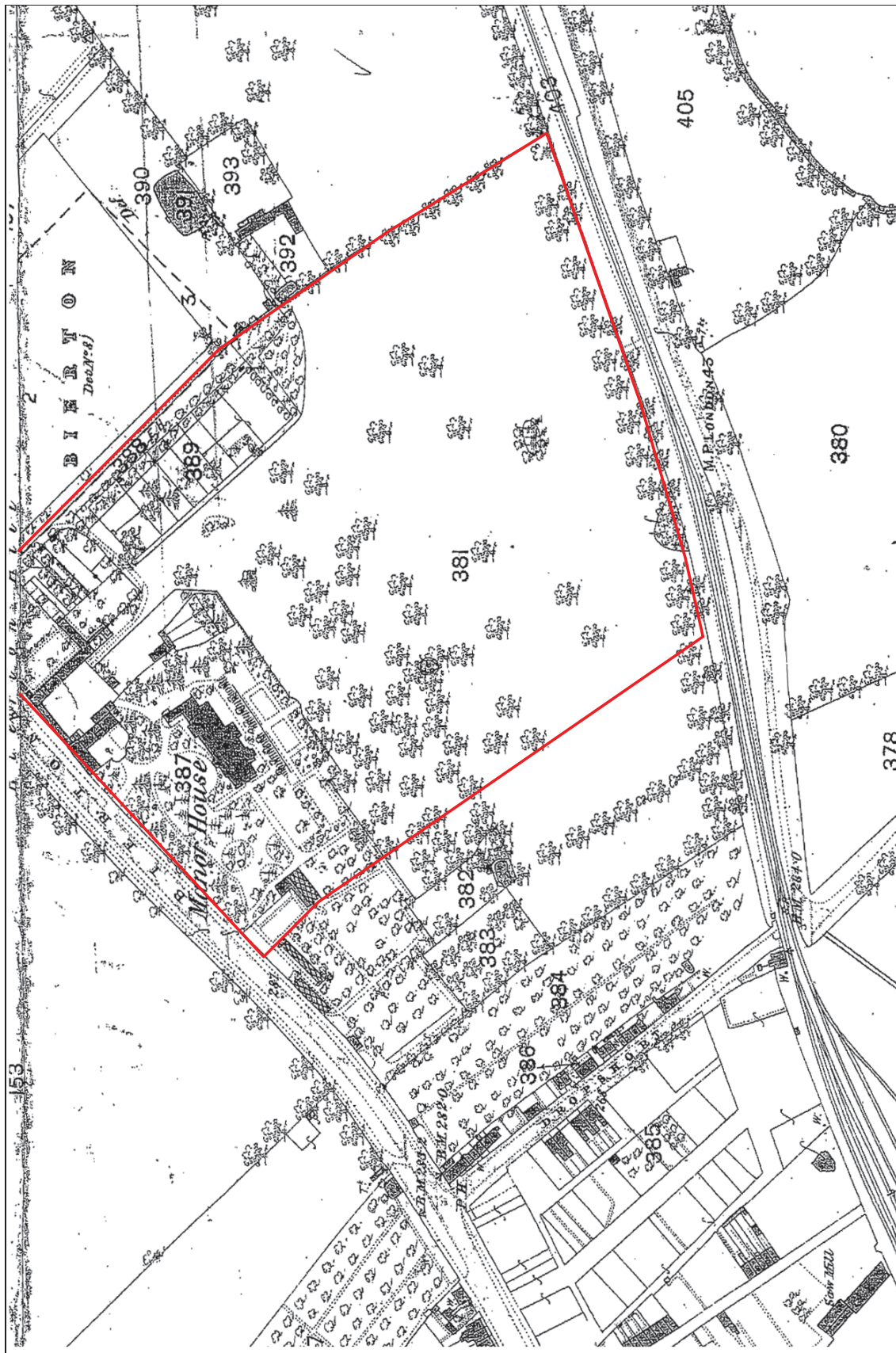
Figure 8: Extract from the 1879 edition Ordnance Survey map (*Scale = 1: 2,500*)
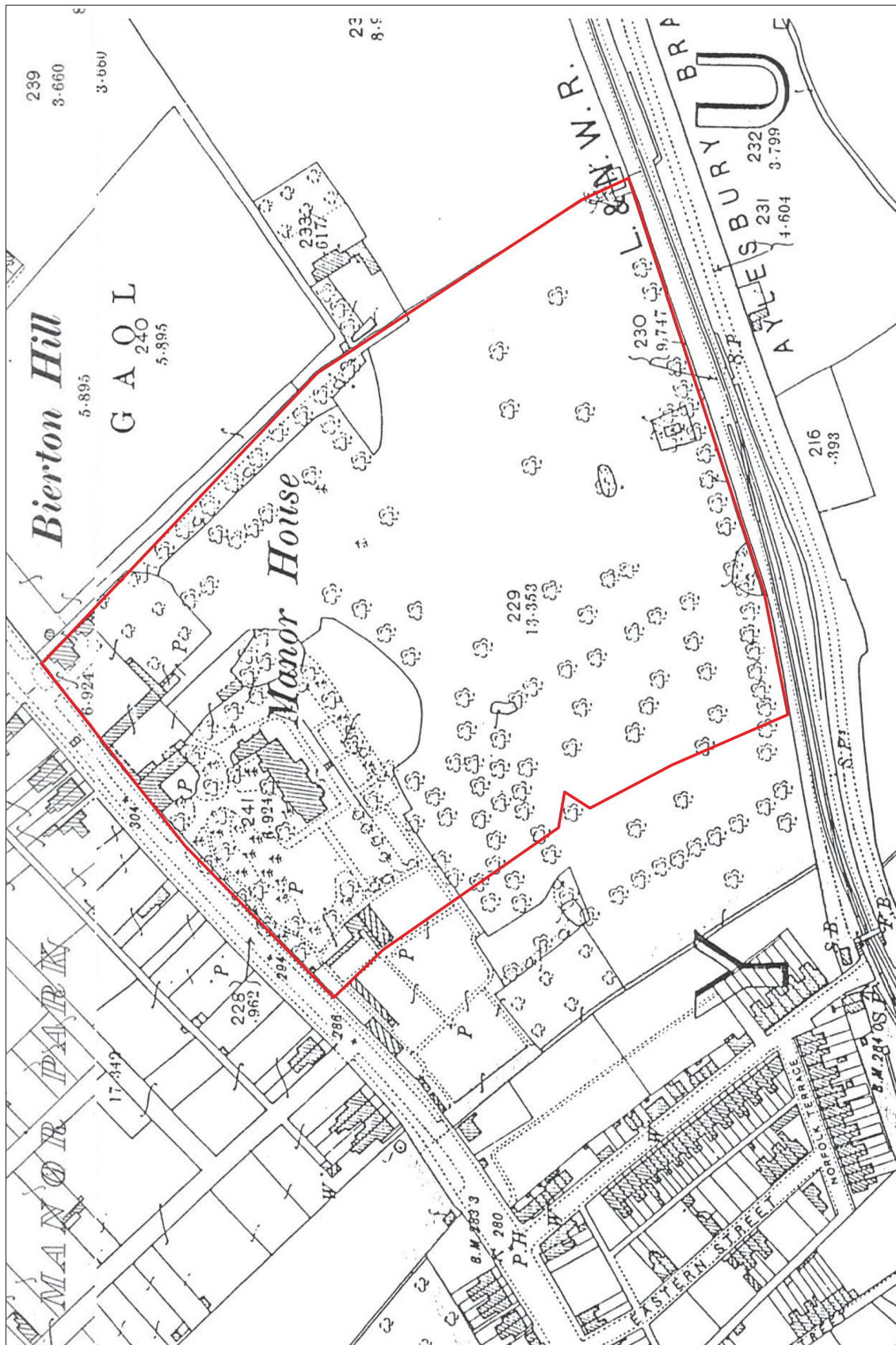
Figure 9: Extract from the 1899 edition Ordnance Survey map *(Scale = 1: 2,500)*

Figure 10: Extract from the 1925 edition Ordnance Survey map *(Scale = 1: 2,500)*

Plate 1: Aerial photograph of site in 1948

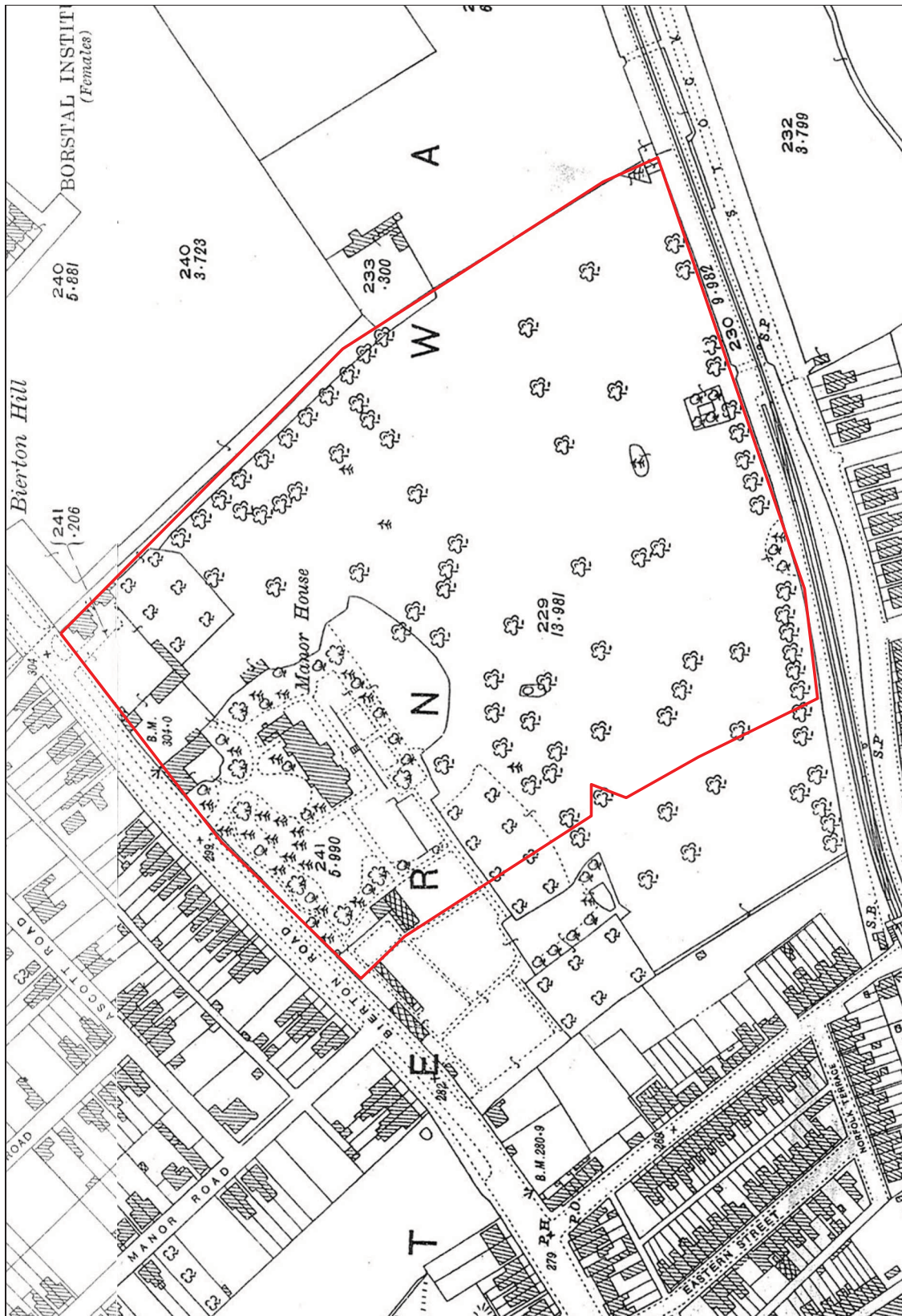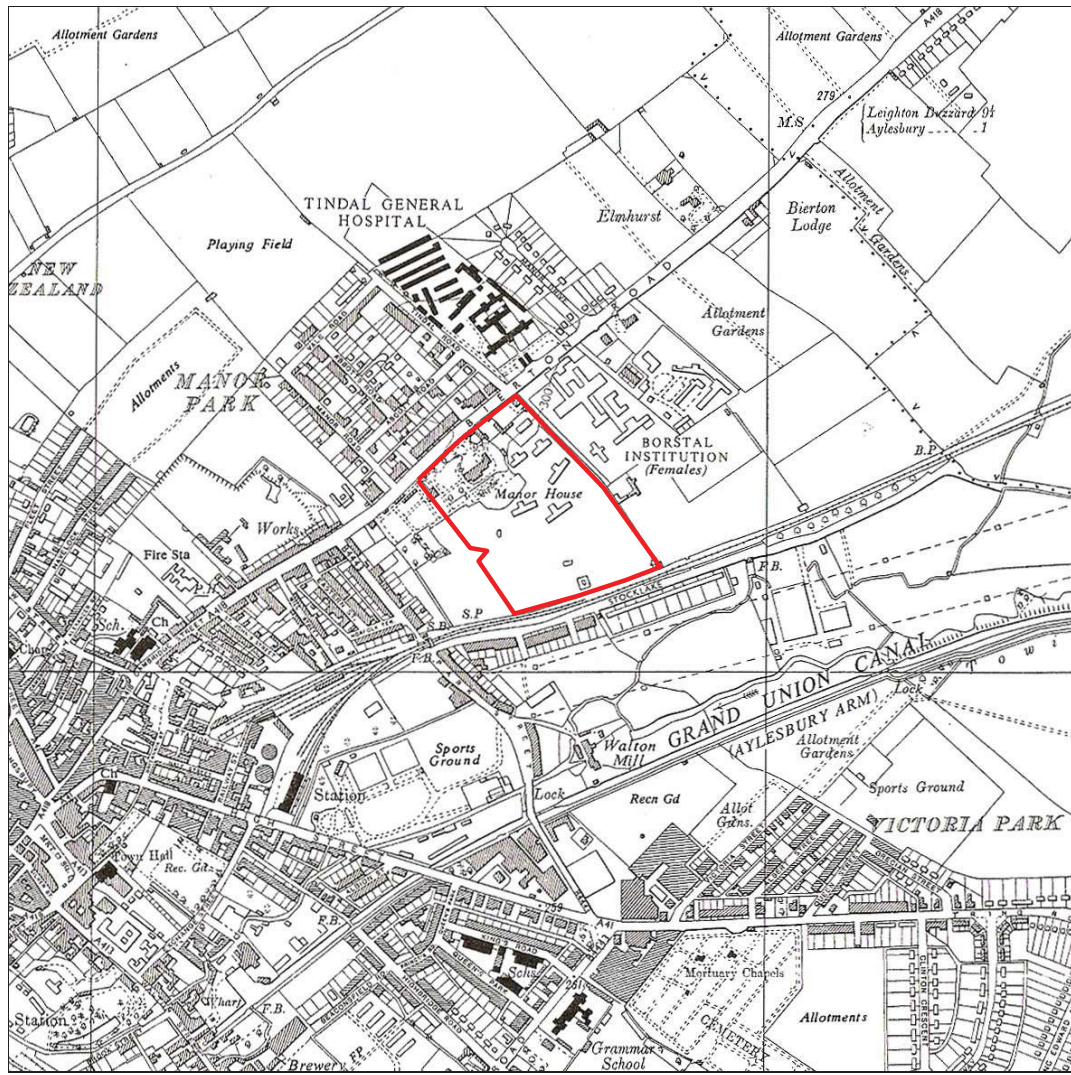**Plate 2:** Aerial photograph of site in 1985

Figure 11: Extract from the 1950 Ordnance Survey map, published in 1960 *(Scale 1:10,560)*
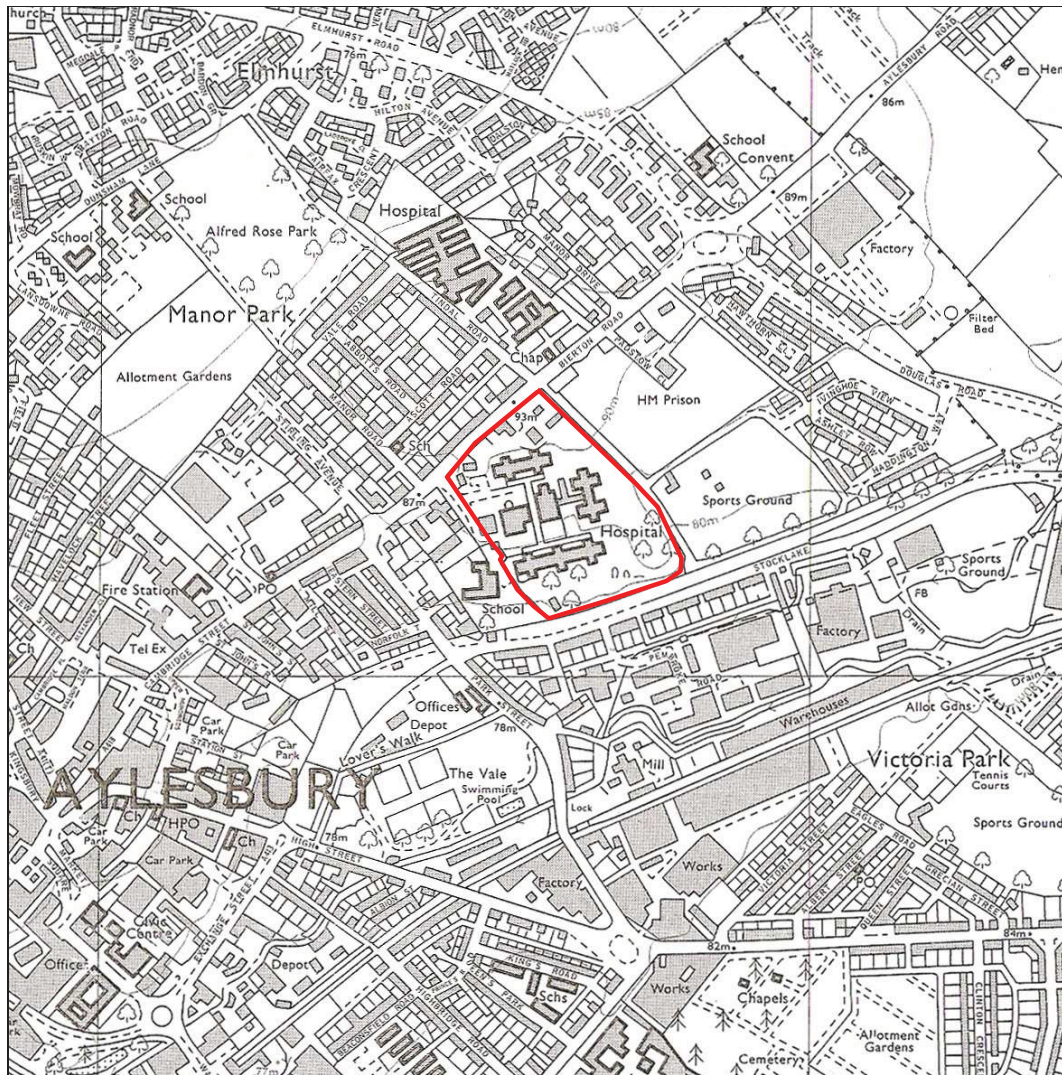
Figure 12: Extract from the 1982 edition Ordnance Survey map *(Scale =1: 10,000)*

3.3   ***The Known Archaeology and History of the Site***

3.3.1   *Prehistoric*   *(before 43 AD)*
         No prehistoric artefacts or archaeological features are known from the site.

3.3.2   *Roman*   *(AD43-c.450)*
         A Roman brooch has been recorded near the southeast corner of the site (HER
         4477). A number of Roman coins have been recorded beyond the south
         boundary of the site (above, section 3.2.3), possibly indicating the presence of
         Roman settlement or activity in this area.

3.3.3   *Saxon*   *(c.450-1066)*
         No artefacts or features belonging to this period are known from the site and
         the area probably comprised open land, to the northeast of the Saxon town of
         Ægelesbyrig.

3.3.4   *Medieval*   *(1066-1500)*
         No medieval features or artefacts have been recorded. The site probably
         formed part of the open field landscape of Aylesbury and it is unlikely that
         large numbers of buildings or settlement features were present on the site
         during the medieval period. Ridge and furrow cultivation strips have been
         identified in the south part of the site (Figure 4) and probably originally
         extended across the entire site, towards Bierton Road.

3.3.5   *Post-Medieval*   *(1500-1900)*
         The earliest readily available map to show the site is Jeffries map of
         Buckinghamshire, which was published in 1770 (Figure 5). It was produced at
         a small scale and does not show the area in detail, but a post mill is shown at
         the approximate location of the site (HER 4277). The presence of the post mill
         is confirmed by the enclosure map (Figure 6), which was produced the
         following year. The enclosure map shows the site divided into five separate
         plots and the mill was situated in the northeast corner of the site, in a plot
         belonging to N Barrett. A small 'L' shaped building is shown in the
         neighbouring plot close to Bierton Road. The post mill survived into the mid
         19th century and is shown on the 1834 edition Ordnance Survey map (Figure
         7).

         In 1802 the manor was sold to George, Marquess of Buckingham (Birch 1975,
         23-4). In turn, in 1848 it was purchased by Acton Tindal, who constructed a
         new manor house on the site in 1852 (Page 1925, 12; front cover). The manor
         was described as:

              'a handsome mansion of red brick and cut stone, in the Elizabethan
              style, erected in 1852-3 by Mr Tindal from a design of Mr David
              Brandon' (Sheahen 1962, 53).

         The house is shown in detail on the 1879 edition Ordnance Survey map (Figure
         8). The principal building was aligned northeast to southwest, with formal
         gardens to the front and rear. A complex of buildings, arranged around a

courtyard, which were probably stables, were present to the north, on the approximate site of the post mill and a number of further buildings, probably glasshouses and servants accommodation were present to the east and west. In 1888 it was sold to Sir John Parker and the layout in 1899 is shown on Figure 9.

3.3.6   *Modern   (1900-present)*
The 1925 edition Ordnance Survey map (Figure 10) shows that little development took place during the first part of the 20th century and in 1927 the house and grounds were purchased by *Buckinghamshire County Council* and converted into a hospital for mentally handicapped children (Hanley & Hunt 1993, plate 4).

The local authority maintained the building during the mid 20th century and the 1950 edition Ordnance Survey map (Figure 11) shows the former manor house with a number of rectangular buildings, probably newly constructed hospital buildings, to the south and east.

The site was extensively redeveloped during the second half of the 20th century. The manor house was demolished in 1973 (*ibid.*), and the majority of the existing buildings on the site were built during this period (below, section 4). The layout of the site in 1982 is shown in Figure 12 and the contemporary layout in Figure 13.

Figure 13: Plan of the site, as existing

4. Walkover Survey

4.1   As part of the assessment a walk-over survey of the site was undertaken on 3rd June 2008, 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 BCAS.

4.2   *Extent, Access & Present Use*

4.2.1   The site is currently occupied by a range of modern buildings and car parking areas set within landscaped grounds, and which currently comprise the Manor Hospital (Figure 13; Plates 3-12). Access is from three gates, numbered 1, 2A and 2B (Figure 13) leading from Bierton Road (1 and 2A) and a minor route from the east (2B).

4.3   *Buildings*

4.3.1   The buildings are generally orientated east-west, and lie at an angle to Bierton Road. Notable exceptions are buildings R and U (Plate 8), which are adjacent to Bierton Road and follow it's alignment.

4.3.2   The buildings have been constructed on five terraces, which descend from north to south (Figure 14). Buildings U, R, G and Manor Close (Plate 9) are on the upper terrace, Buildings E, F, I, K, L on the upper-middle terrace; Buildings D, J, L, P, Q, T and W on the lower-middle terrace; Buildings A, B, C and to a certain extent building S on the upper-lower terrace and building V on the lower-lower terrace. All the buildings are modern. They date from the mid to late 20th century and are not of architectural significance.

4.3.3   Buildings Q and H have recently been demolished and the natural strata below Building H is currently exposed (Plate 12. This was rapidly examined for the presence of archaeological features, but none were observed.

4.4   *Services*

4.4.1   The main service building is Building P (Plate 3). This houses the main boiler with a water tower above. A detailed survey of the services has not been undertaken for the purposes of this assessment, but buried service runs are present across the site.

4.5   *Landscaped areas*

4.5.1   The south and east parts of the site have been landscaped and comprise grass, trees and a variety of shrubs (Plate 11). Part of the southern area contains a modern man-made bank.

Plate 3: Building P looking southeast

Plate 4: Looking south to Buildings P and T

Plate 5: Looking east between Buildings P and T towards Building Q

Plate 6: View northeast across Building Q

Plate 7: The car park and Building U looking northeast

Plate 8: North frontage of Building U looking west

Plate 9: Manor Close looking north

Plate 10: Building L looking south

Plate 11: View looking east, in the south part of the site

Plate 12: Clearance operations on the site of Building H

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 does not lie within or adjacent to a 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 Monuments on or adjacent to the site.

5.5   *Listed Buildings*

There are no listed buildings on the site. The closest listed building is the gatehouse of *Tindal Hospital,* which is situated *c.*200m northeast of the site.

Figure 14. Land use in relation to terracing (*Scale = 1:1250*)

6. Conclusions

6.1 *Current State of Knowledge*

    6.1.1   No systematic archaeological fieldwork has taken place and existing knowledge of the site is derived from chance discoveries of archaeological artefacts and the study of historic maps.

    6.1.2   The HER contains a number of entries for the site and the surrounding area (Figure 3). Knowledge of the prehistoric periods is limited to the Bronze Age hoard, to the north of the site (HER 402) but the presence of a Roman brooch in the southeast part of the site (HER 4477) and finds of Roman coins from Stocklake Road indicates that a Roman period site may exist in, or close to, the south part of the site.

    6.1.3   Little is known of the site during the Saxon period, but the presence of medieval ridge and furrow cultivation strips (Figure 4), indicates that the site formed part of the open field landscape, north of the Saxon and medieval town of Aylesbury. Accordingly, it is unlikely that large numbers of Saxon or medieval buildings would have been present, but the existence of small scale agricultural buildings cannot be entirely dismissed.

    6.1.4   The area was enclosed in the 1770s and the enclosure map, dated 1771, shows the site divided into subrectangular plots (Figure 6), with a post mill in the northeast corner (HER 4277). The mill survived into the 19th century and is shown on the 1834 Ordnance Survey map (Figure 7).

    6.1.5   The site probably largely comprised open ground until 1852 when a large house was constructed (above, section 3.3.5). The main building occupied the northern part of the site, with additional outbuildings to the north, east and west (Figure 8).

    6.1.6   Large scale development took place on the site from the 1940s, when the site was developed as the Manor Hospital. The Manor House was demolished in 1973 and the site was extensively terraced, in order to accommodate newly constructed modern buildings.

6.2 ***Archaeological Potential of the Site*** (Figure 15)

    6.2.1   The site probably comprised open land until the construction of the manor house in the 19th century and the development of the hospital in the mid 20th century. The development of the hospital required extensive terracing to accommodate the hospital buildings and, within these areas, any archaeological remains are likely to have been destroyed or extensively disturbed. These areas (shown in orange on Figure 15) are considered to offer low archaeological potential.

    6.2.2   Much of the south part of the site, with parts of the northern and eastern periphery have been landscaped and do not contain modern buildings. Disturbance may have taken place in these areas, particularly in the south

where a substantial modern bank is present (above, section 4.5.1). Damage, due to insertion of service runs, may also have taken place but the overall level of disturbance in these areas is likely to be lower that the areas within the footprints of the modern buildings. Accordingly, the landscaped areas are considered to offer medium archaeological potential (shown in green on Figure 15).

6.2.3   This assessment has revealed that a post mill was present in the north part of the site during the 18th and early 19th century (above, section 3.3.5; HER 4277). The Enclosure map (Figure 6) only allows an approximate location to be predicted, but it may have been situated on the site of, or adjacent to, Buildings R and Q. If buried remains of the post mill survive, it is likely that they will be considered to be of archaeological interest and, accordingly, the open land south of Building R is considered to be of high archaeological potential.

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 BCAS, acting on behalf of the local planning authority.
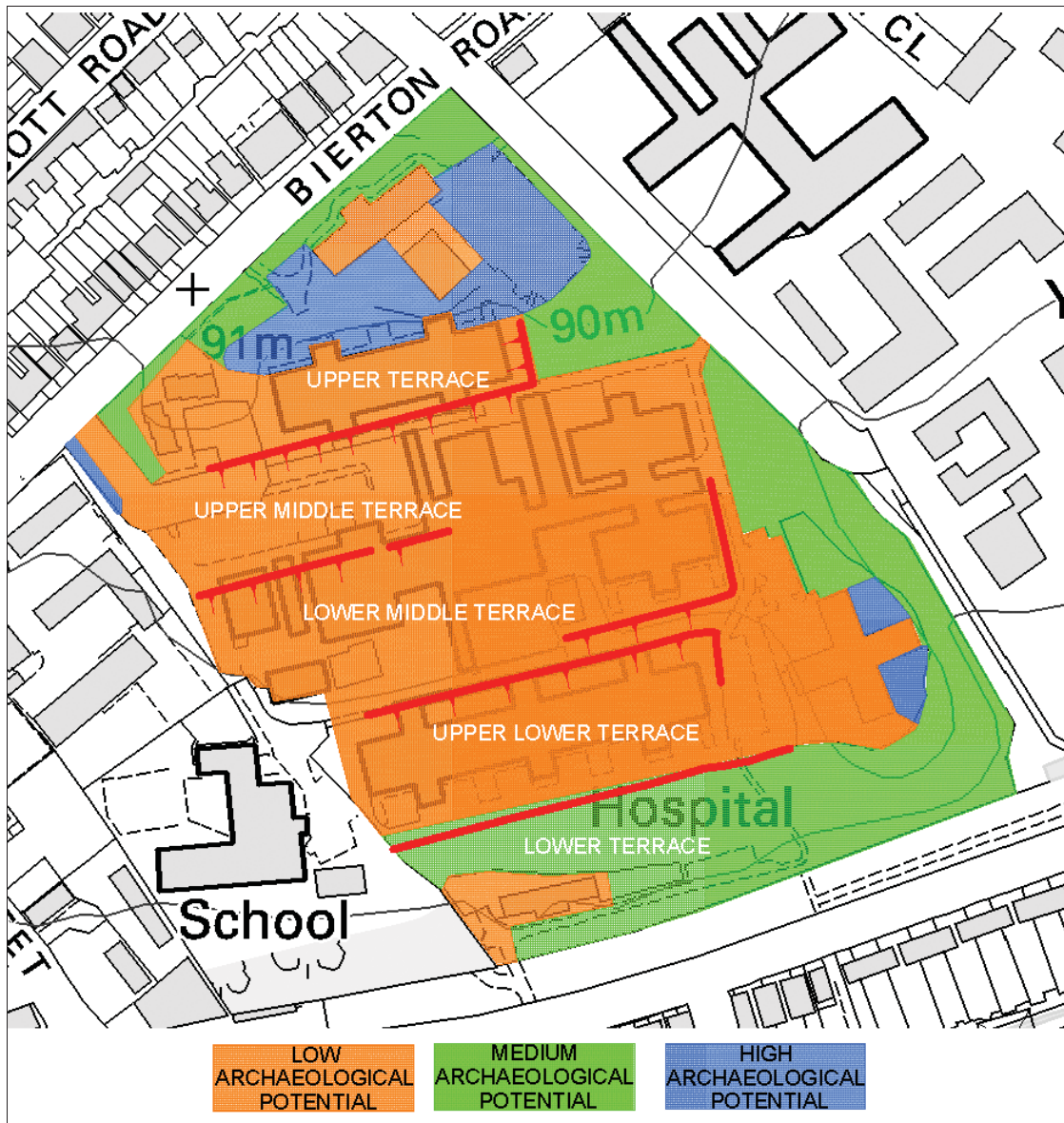
Figure 15. Potential for the survival of archaeological deposits (*Scale 1:1250*)

7.   Acknowledgements

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The research for the assessment, and the walkover survey were undertaken for *ASC Ltd* by Jonathan Hunn MA Phd MIFA. The text was written by Jonathan Hunn and the illustrations prepared by Calli Rouse MA PIFA. The assessment was edited by David Fell BA MA MIFA.

8.   Historic Environment Record Data

Sites listed below are those within the study area, *i.e.* within a 500m radius of the site (References to 19th century features and buildings are excluded)

HER no	NGR	Period	Type	Description	Proximity to site (m)
0402	8268-1459	BA	artefacts	7 socketed axes, 1 palstave, 2 winged axes	120m N
1780	828-143	RB	Artefact	Coin of Postumus	25m N
1781	8269-1450	RB	Artefact	Coin of Constantine ?	100m N
1828	83035-13775	RB	Artefacts	3rd C coins	710m SE
2064	8282-1410	RB	Artefact	Coin of Probus	60m S
2912	8249-1401	RB	Artefacts	Pottery	110m Sw
4188	82823-14085	RB	Artefact	3rd century coin	75m S
4277	8260-1436	PM	structure	Post-mill	On site
4477	8280-1421	RB	Artefact	brooch	SE corner of site
5190	82965-14675	IA?	skeleton	Crouched burial	140m N
5607	82755-14065	RB	Artefact	3rd century coin	25m S
5663	82924-14118	RB	Artefact	Sestertious	60m SE
5885	8193-1455	RB	artefact	Coin of Diocletian	400m E

(BA = Bronze Age; IA = Iron Age; RB = Romano-British; M = medieval; PM = post-medieval)

9.   References

Standards & Specifications

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' *Standards & Guidance* documents *(Desk-Based Assessments, Investigation and Recording of Standing Buildings).*

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10. Cartographic Sources

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

Date	Reference	Description
1766-8	Bucks Arch Soc 2000 (Laxton, P ed.)	Thomas Jeffreys map of Buckinghamshire (1 inch to 1 mile)
1771	BCC: IR/19A. R	Enclosure map
1824	Bucks Arch Soc 2000 (Laxton, P ed.)	Map of A. Bryant 1 ½ inch to 1 mile
1834	1st edition. Sheet 46	Ordnance Survey 1 inch to 1 mile scale map
1879	1st edition. Sheet XXVIII.16	Ordnance Survey 25 inch scale map
1899	2nd edition. Sheet XXVIII.16	Ordnance Survey 25 inch scale map
1925	3rd edition. Sheet XXVIII.16	Ordnance Survey 25 inch scale map
1950 (60)	National Grid Series: SP 81 SW	Ordnance Survey 1:10,560 map
1960	National Grid Series: SP 81 SW	Ordnance Survey 1: 10,000 map
1960	National Grid Series: SP 81 SW	Ordnance Survey 1: 10,000 (Ridge & furrow plot)
1982	National Grid Series: SP 81 SW	Ordnance Survey 1: 10,000 map
1998	Explorer Sheet 181	Ordnance Survey 1:25,000 map
2008	Ordnance Survey Landplan data	1:5000 scale map

11. Air Photographs

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

Identification	Date	Type (O/V)	Description/comments
CPE/UK 2505	12/3/48	V	B/W landscape view 6 inch scale
RC8 – HJ86	12/3/85	V	B/W landscape view of E. Aylesbury at 1:10,000 scale
BCC	20..6.89	O	B/W ditto