

Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING RECORDING & WATCHING BRIEF:
12 WALTON ROAD
MIDDLETON
MILTON KEYNES**

SP 8894 3896

on behalf of Midsummer Housing Association



Bob Zeepvat BA MIFA

JULY 2008

ASC: 976/MKV/2

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Site Data

| | | | |
|---------------------------------------|---|------------------------|----------|
| <i>ASC project code:</i> | MKV | <i>ASC Project No:</i> | 976 |
| <i>SMR Event No:</i> | 1145 | <i>Accession No:</i> | 2007.161 |
| <i>County:</i> | Buckinghamshire (historic county) | | |
| <i>Village/Town:</i> | Middleton, Milton Keynes | | |
| <i>Civil Parish:</i> | Milton Keynes CP | | |
| <i>NGR (to 8 figs):</i> | SP 8894 3896 | | |
| <i>Site area:</i> | c.1200 sq. m. | | |
| <i>Present use:</i> | Unoccupied cottage and gardens | | |
| <i>Planning proposal:</i> | Demolition of existing dwelling and erection of two houses | | |
| <i>Planning application ref/date:</i> | 05/00701/FUL | | |
| <i>Local Planning Authority:</i> | Milton Keynes Council | | |
| <i>Date of fieldwork:</i> | March and April 2008 | | |
| <i>Client:</i> | Midsummer Housing Association Henshaw House 851 Silbury Boulevard Milton Keynes MK9 3JZ | | |
| <i>Contact name:</i> | Claire Hounsham | | |

Internal Quality Check

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

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CONTENTS

| | |
|--------------------------------|----|
| Summary..... | 4 |
| 1. Introduction | 4 |
| 2. Aims & Methods | 8 |
| 3. Historical Background | 10 |
| 4. The Building | 14 |
| 5. The Watching Brief | 25 |
| 6. Conclusions | 28 |
| 7. Acknowledgements | 29 |
| 8. Archive | 29 |
| 9. References | 30 |

Appendices:

| | |
|---|----|
| 1. List of Photographs..... | 31 |
| 2. ASC Watching Brief Monitoring Sheets | 32 |
| 3. ASC OASIS form | 34 |

Figures:

| | |
|---|----|
| 1. General location | 3 |
| 2. Site location | 6 |
| 3. Proposed development..... | 7 |
| 4. Middleton: village earthworks..... | 11 |
| 5. Middleton: reconstruction of 1685 map | 12 |
| 6. Middleton: 1782 estate map | 12 |
| 7. Extract from Ordnance Survey First Edition 25" sheet, 1881 | 13 |
| 8. East and west elevations | 20 |
| 9. North and south elevations | 21 |
| 10. Ground floor plan | 22 |
| 11. First floor plan | 23 |
| 12. Sections..... | 24 |
| 13. Plan of watching brief..... | 27 |
| 14. Ditch section | 27 |

Plates:

Cover: General view of site from west, before clearance.

| | |
|---|----|
| 1. East elevation..... | 17 |
| 2. Main south elevation | 17 |
| 3. South elevation, west extension | 17 |
| 4. North elevation | 18 |
| 5. Kitchen, looking north-west | 18 |
| 6. Living room, looking south | 18 |
| 7. Lounge, looking south-west..... | 19 |
| 8. Barn, east elevation..... | 19 |
| 9. General view of site after topsoil strip, looking south-west | 26 |
| 10. Location of new houses, looking east..... | 26 |
| 11. Ditch and associated feature | 26 |

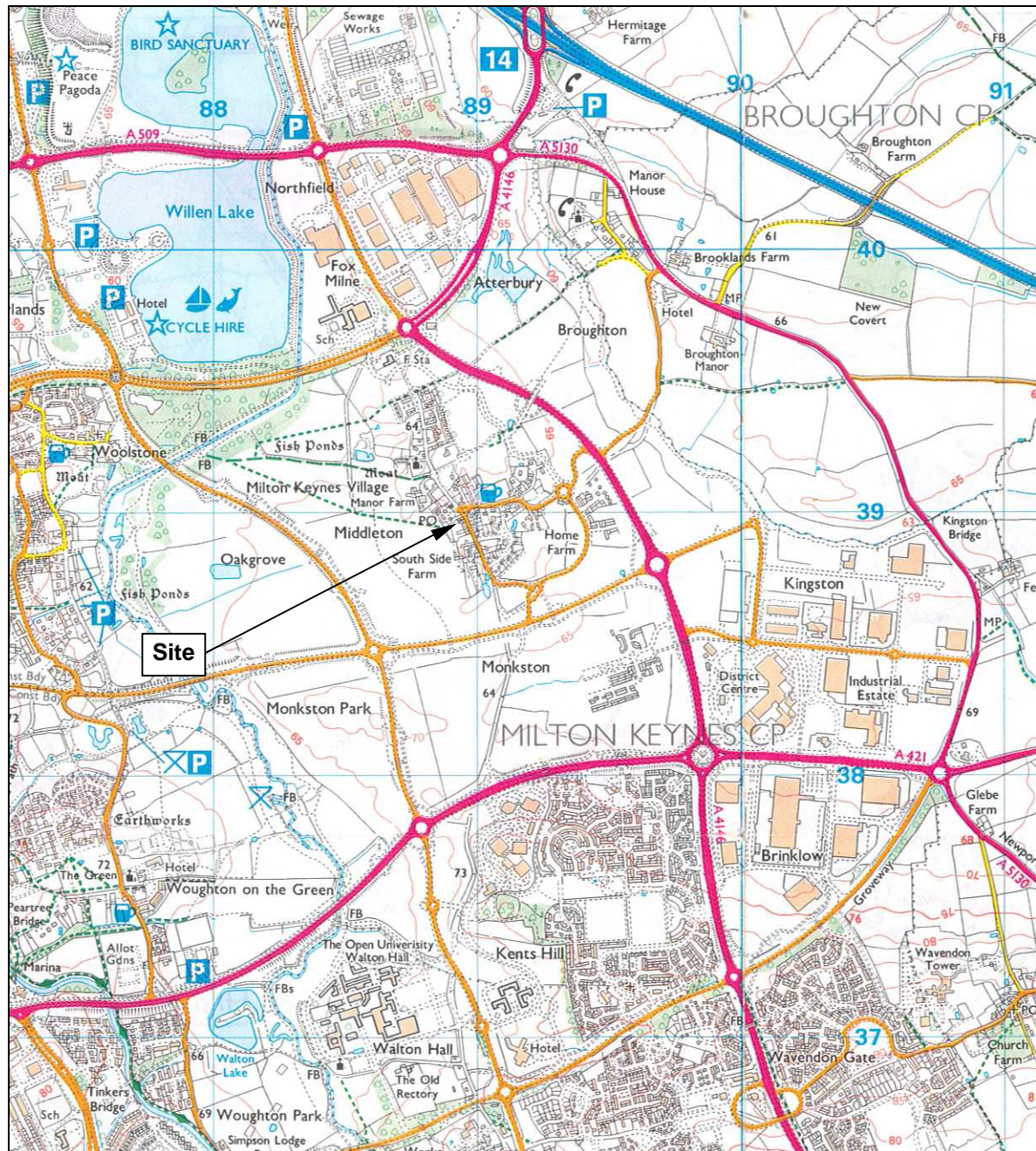


Figure 1: General location (*scale 1:25,000*)

Summary

Between March and April 2008 a watching brief was undertaken at 12 Walton Road, Middleton, Milton Keynes, during residential redevelopment of the site. It was intended that the watching brief was to be preceded by historic building recording of the cottage and barn that stood on the site. Unfortunately these were demolished before the recording took place, so a record of the building was compiled from drawings and photographs provided by the architect.

The cottage and barn were constructed in the mid to late 19th century, before 1881. Both buildings were brick-built, under slate roofs. As constructed, the cottage was of 'two up, two down' plan, with kitchen and parlour on the ground floor, and central stairs and landing leading to two bedrooms above. The cottage was extended to the west in the 1950s or 1960s, the single-storey extension housing a bathroom and kitchen.

The watching brief revealed a probable north-south ditch running across the site, cut into the underlying gravel. Adjacent to this was a smaller feature, either a parallel ditch or a pit. Neither feature contained any dateable artefacts, and none were noted in the remaining topsoil, or the excavated material from the footing trenches. Based on the available archaeological and historical evidence it seems unlikely that the site was occupied prior to the construction of the 19th-century cottage. It is unfortunate that circumstances permitted such a limited examination of the site.

1 Introduction

1.1 Between March and April 2008 Archaeological Services and Consultancy Ltd (ASC) carried out historic building recording and a watching brief at 12 Walton Road, Milton Keynes Village, Milton Keynes. The project was commissioned by *Hinton Cook Architects* on behalf of *Midsummer Housing Association*, and was carried out according to a specification prepared by ASC (Rouse 2007), and approved by the Milton Keynes Council's Archaeological Officer (MKCAO). The relevant planning application reference is 05/00701/FUL.

1.2 *Planning Background*

These archaeological works have been required under the terms of *Planning Policy Guidance Notes 15 and 16* (PPG15, PPG16), in response to proposals for the demolition of the existing cottage and the erection of two semi-detached dwellings (Fig. 3).

1.3 *Location*

The site is located in Milton Keynes Village (hereafter referred to by its 'new city' name of 'Middleton'), in the civil parish of Milton Keynes, on the eastern side of the new city of Milton Keynes at NGR SP 8894 3896 (Fig. 1). The site lies on the west side of Walton Road, just south of its junction with Willen Road and Broughton Road, 60m south of *The Swan* public house and 250m south of the parish church.

1.4 *Description*

The site occupies an L-shaped area of c.1200 square metres, bordered to the east by Walton Road, to the north and south by existing residential development, and to the west by former farmland, awaiting development (Fig. 2). At the centre of the site was the small, 2-storey brick-built 19th-century cottage that formed the subject of the building recording element of this project. To the rear of this was a single storey brick-built outhouse. The cottage had been unoccupied for some years, and prior to the start of redevelopment the site was neglected and overgrown.

1.5 *Geology & Topography*

The soils of the area belong to the *Bishampton 2 Association*, described as *deep fine loamy and fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging associated with similar slowly permeable seasonally waterlogged soils* (Soil Survey, 1983, 572t). The site is on level ground, at an elevation of c.60m AOD.

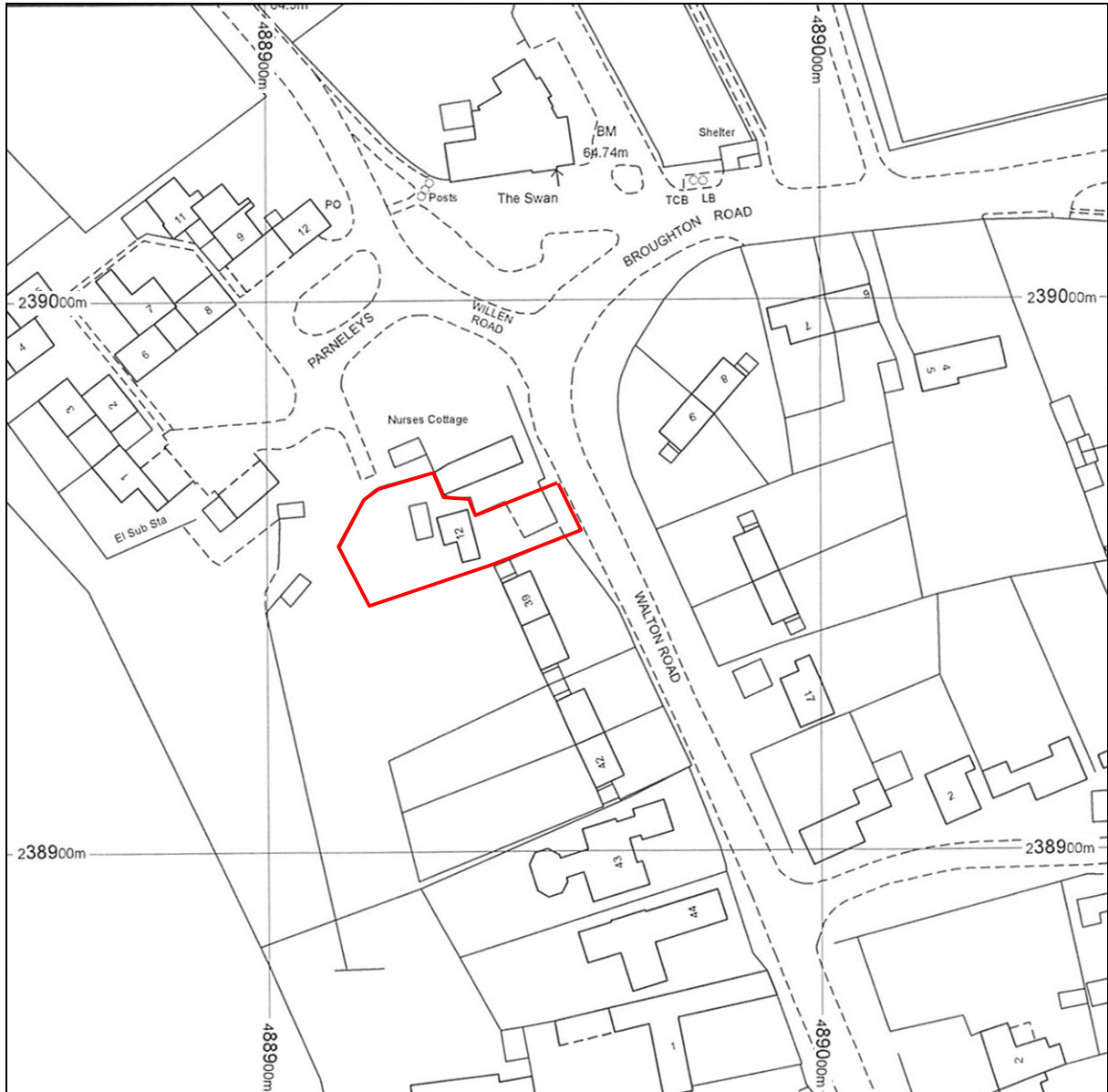


Figure 2: Site plan (scale 1:1250)



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

2 Aims & Methods

2.1 Aims

2.1.1 *Building Recording:*

- To compile a detailed record of the structure(s) concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion.

2.1.2 *Watching Brief:*

- To establish the date, nature and extent of activity or occupation in the development site
- To establish the relationship of any remains found to the surrounding contemporary landscapes
- To recover artefacts to assist in the development of type series within the region
- To recover palaeo-environmental remains to determine local environmental conditions

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), to current English Heritage Guidelines (EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

2.3 Methods

2.3.1 *Building Recording:*

- To prepare a detailed drawn, photographic and written record of the buildings on the site to EH Level 3 (EH 2006).
- To undertake sufficient background historical research to place the findings of the building recording in context.

2.3.2 *Watching Brief:*

- To undertake an intermittent watching brief on all groundworks for the development.
- In the event that significant archaeology is revealed in the watching brief, to carry out a programme of investigation and recording, following consultation with the client and the MKCAO.

2.4 Constraints

- 2.4.1 Owing to a misunderstanding between the clients and their contractors, the buildings on the site were unfortunately demolished before historic building recording had taken place. The building recording report in Section 4 (below)

has therefore been compiled from measured drawings and photographs provided by the architects, and is therefore not as comprehensive as might normally be expected.

- 2.4.2 During groundworks, the appearance of groundwater in the footing trenches for the new houses and associated trench collapses brought works on site to a halt after two watching brief visits had been made. It was arranged that ASC was to be notified when this problem had been remedied, and groundworks recommenced. This notification was never given, and therefore excavation of most of the footing trenches went archaeologically unobserved.

3 Historical Background

The site lies within an area of archaeological and historical interest, and has the potential to reveal evidence of a range of periods. The following section provides a summary of the readily available archaeological and historical background to the site and its environs, based largely on the relevant chapters in Croft & Mynard (1993), and on additional material from Milton Keynes Library and from ASC's own library.

3.1 *Prehistoric, Roman & Saxon (up to AD1066)*

The earliest evidence of human activity in the Middleton area was identified c.0.8km west of the present village, on the terrace gravels in the Ouzel valley. Archaeological excavations in advance of gravel extraction in the early 1970s in the area now called *Oakgrove* revealed two Bronze Age ring ditches and evidence of contemporary settlement, along with Iron Age enclosures and structures, and early Saxon pits and sunken-featured buildings (Williams 1993). Subsequent evaluations to the immediate north of the quarry in 1976 and 1989 revealed further evidence of Iron Age activity, along with Roman native occupation, represented by pits, ditches and a well (*ibid*, 188-189). More recently, excavations in advance of development adjacent to the Ouzel at Monkston Park, 1km south of the village, have revealed extensive evidence of occupation and activity covering a similar time period (Bull & Davis 2006). Roman and late Saxon pottery has also been found in the immediate area of the village, during works around the churchyard (Croft & Mynard 1993, 121).

3.2 *Medieval (1066-1500)*

The village of Middleton was probably established in the late Saxon period. It is first mentioned in the Domesday Survey of 1086 as *Midelstone* (*ibid.*). In the 13th century it became *Middleton* (also spelt *Myddleton*) *Keynes*, with the addition of the name of the family who held the manor at that time. The village developed around a triangular green at the intersection of roads from Willen, Broughton, Walton and Woolstone. The 14th-century parish church and manor are located to the north of the green: the site lies to the west (Fig. 4). Extending over a considerable area to the west of the site and the village are earthworks comprising an elaborate moat and fishpond complex, probably constructed in the early 14th century (*ibid*: Fig. 4, MK632, MK660).

3.3 *Post-Medieval & Modern (1500-present)*

Prior to the establishment of Milton Keynes, Middleton appears to have changed relatively little in the last five hundred years or so. The earliest enclosures in the parish date from the 1560s, and by 1685 most of the parish had been enclosed. There is no enclosure award for Middleton (*ibid.*). The village remained unaffected by the major developments in communications during the 18th and early 19th centuries, continuing to be engaged primarily in agriculture. The street forming the south side of the village green appears to have fallen out of use by the late 18th century, as had the road crossing the valley westwards to Woolstone. The relative isolation of the village meant that there was little development during the 19th century, as was experienced in villages closer to the local centres of industry at Wolverton and Bletchley.

3.4 Cartographic Evidence

The earliest extant map to show the village in any detail dates from 1685 (Croft & Mynard 1993, fig. 45). At this time, the site appears to have fallen within a 'T' shaped plot of land, identified as *John Hind's House and Close* (Fig. 5, no. 11). By 1782, the layout of this part of the village appears to have changed completely, and it is difficult to locate the extent of the site on this with any accuracy (Fig. 6).

The First Edition Ordnance Survey sheet of 1881 (Fig. 7) is the earliest extant map to show the beginnings of the present layout of the site and its surroundings in detail. 12 Walton Road is shown, without its rear extension, as part of a group of cottages alongside a short lane leading south-westwards off Walton Road. This group also includes the barn, which at this time was joined to a larger building to the north. None of the present garden boundaries are shown. Subsequent maps show little change to the site, though the 1972 Ordnance Survey 1:2500 sheet (on which Fig. 4 was based) shows the rear extension and garden boundaries to 12 Walton Road, and reveals that some of the adjoining cottages had been demolished by that date.

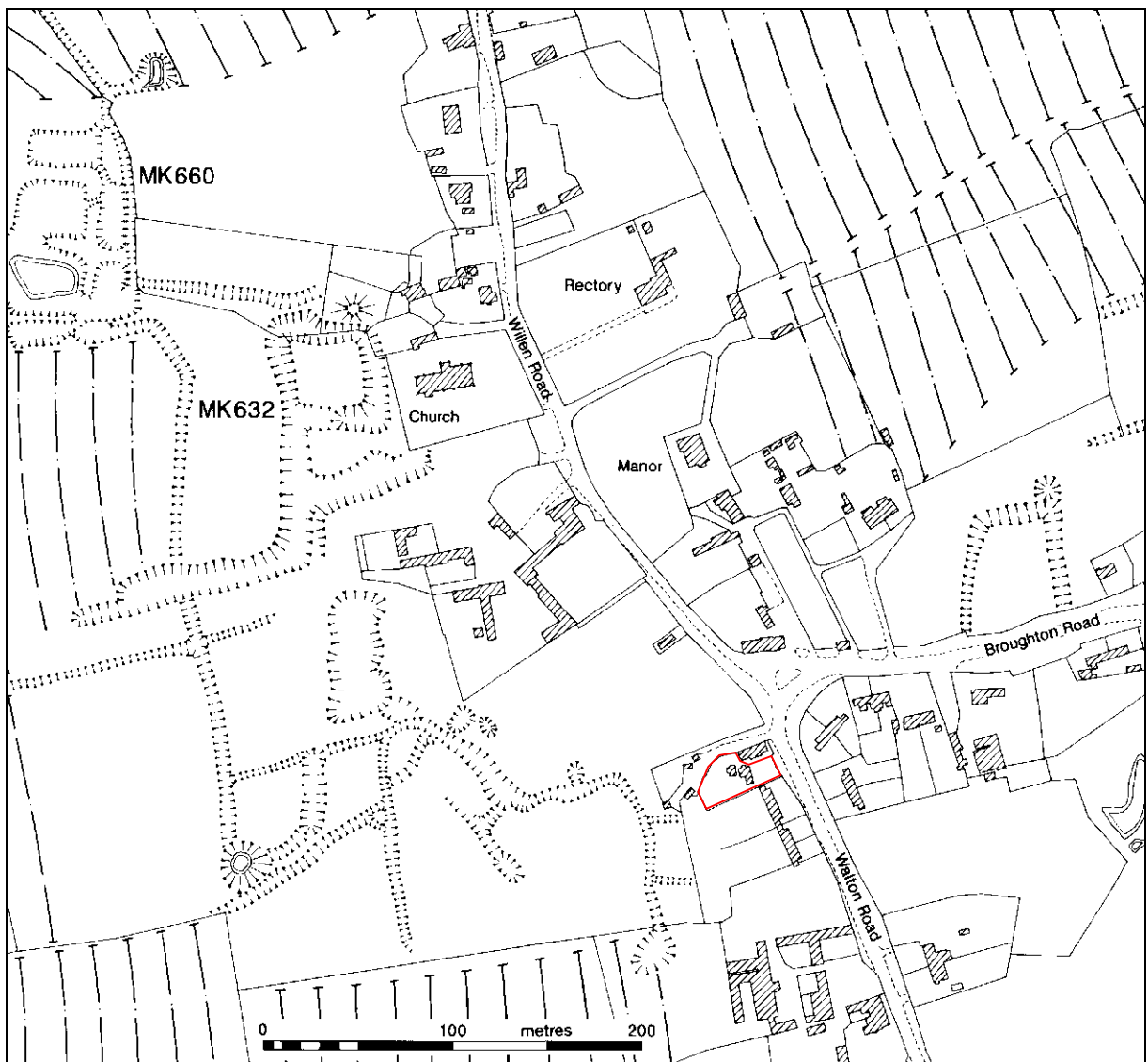


Figure 4: Middleton: village earthworks (after Croft & Mynard 1993, fig. 46)

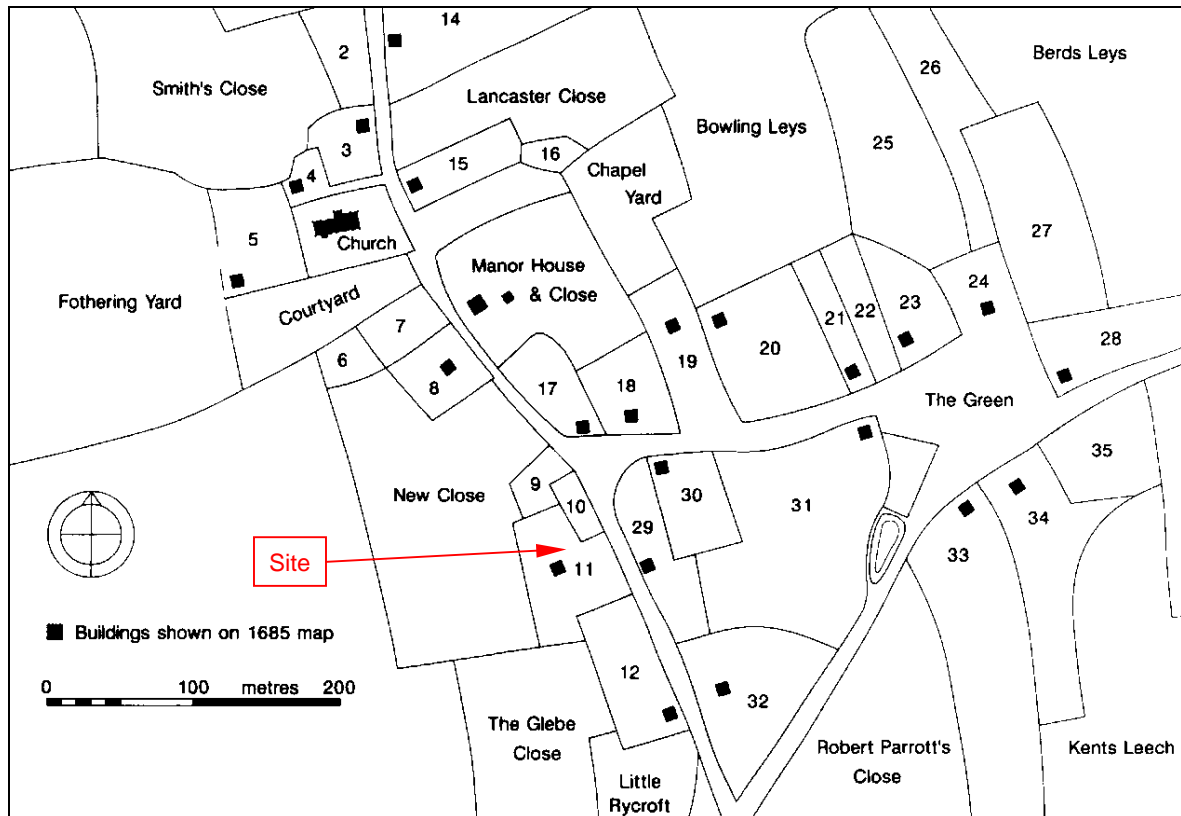


Figure 5: Middleton: reconstruction of 1685 map (after Croft & Mynard 1993, fig. 47)

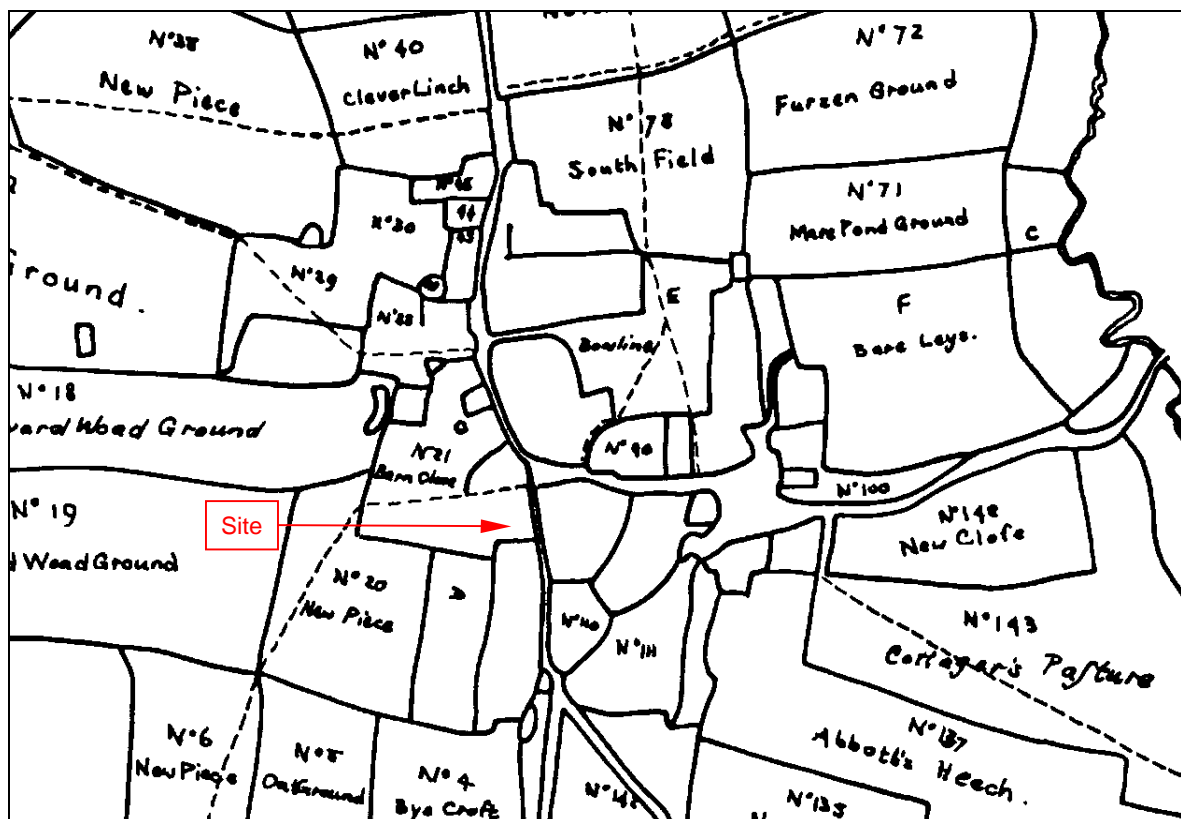


Figure 6: Middleton: 1782 estate map (after Croft & Mynard 1993, fig. L8)

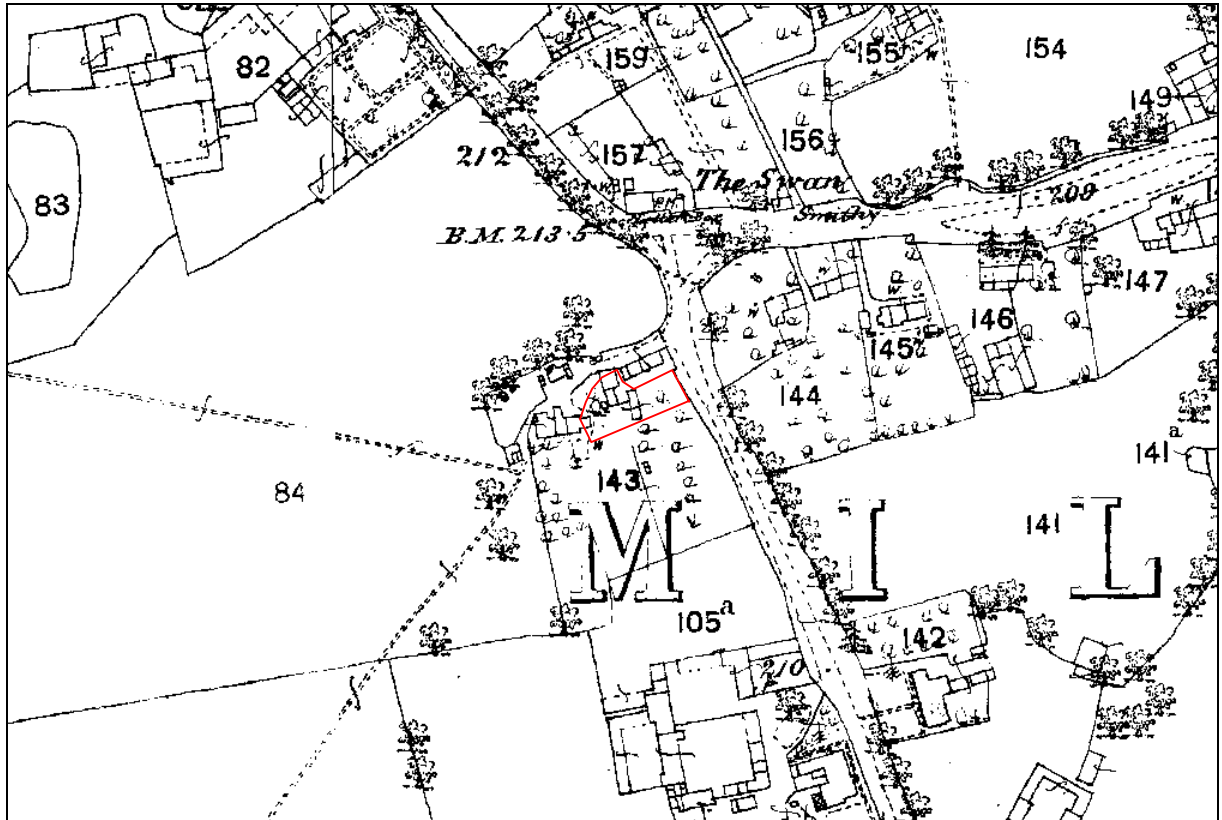


Figure 7: Extract from Ordnance Survey First Edition 25" sheet, 1881.

4 The Buildings

4.1 General

12 Walton Road was a two-storey brick-built cottage under a slate roof, aligned nearly north-south. On its west side was a single-storey brick-built extension, also under a slate roof. A second smaller extension was located on the north end of the building. The cottage measured $9.3 \times 3.6\text{m}$ overall, and stood to a height of 3.7m at the eaves and 4.9m at the roof ridge.

The main part of the cottage was constructed with red brick, set mostly in stretcher bond, with random sections of header coursing. The walls were c.0.22m thick. The north extension was apparently constructed using the same brick, set in stretcher coursing one brick in thickness, with a plain tile roof. The west extension was constructed in a lighter brick, probably modern stock brick, set in Flemish bond. The walls were c.0.22m thick. The south elevation of the cottage was cement rendered.

Internally the cottage comprised two rooms on each floor, with a central stairs. The smaller north extension housed a larder, while the larger west extension comprised a kitchen and bathroom.

To the west of the house, separated from it by a narrow yard, was a barn/outbuilding, also aligned north-south. This measured $6.1 \times 3.2\text{m}$ overall, and stood to a height of 2.0m at the eaves and 3.4m at the roof ridge. It appears to have been constructed in the same brick as the house, laid in stretcher bond throughout, with a slate roof.

4.2 East Elevation (Fig. 8, Plate 1)

The front of the cottage, this elevation had a central door flanked at ground level by wide 3/2 casement windows with wooden sills, all under brick arched lintels. Above the windows at first floor level were smaller 1/1 casements, with timber lintels and no sills.

4.3 West Elevation (Fig. 8)

No photographs were available of this elevation, which was dominated by the west extension containing the kitchen and bathroom. The original rear wall of the cottage appears to have had only two openings: an entrance at its northern end, which latterly provided access to the extension, and a small first-floor window lighting the stairs. The west extension had a single modern 1/1 hopper window, lighting the kitchen. At the junction of the extension and the original rear wall, a wide brick chimney with a single louvred pot reached almost to ridge height. This rose up from what appears to have been originally an external chimney stack, serving a fireplace in what is now the living room.

4.4 South Elevation (Fig. 9, Plates 2 & 3)

This elevation comprised the rendered gable wall of the cottage, and the south wall of the west extension. The gable wall was pierced by a single 1/1 casement window at ground level, and was dominated by a brick chimney stack rising above the ridge. Because of the rendering, no other structural details were visible. The south wall of

the west extension was pierced by a modern 1/1 hopper window with a tile sill, lighting the bathroom.

4.5 North Elevation (Fig. 9, Plate 4)

The north elevation of the cottage was devoid of openings, except a modern door in the north wall of the west extension. The only other features of note were the small north extension, also windowless, and the gutter and downpipe carrying runoff from the eaves gutters on the east and west elevations. The butt joint between the original cottage wall and the west extension is clearly visible in Plate 4.

4.6 Ground Floor (Fig. 10)

Living Room (Plate 6)

Size: 4.7 × 3.0m, height 1.9m

Location: North end of cottage

Description: Entered in the south-east corner by the front door of the cottage, this was probably originally the cottage kitchen. To the south, a door led to the lounge. In the south-west corner, an enclosed stairway of nine steps led to the first floor, turning anticlockwise through 90 degrees. Between the lounge door and the stairs was a built-in cupboard. In the centre of the west wall was a large fireplace: to the north of this was the door leading to the west extension. In the north wall was a doorway giving access to the north extension, which measured 1.5 × 0.8m and 1.9m high, and was used as a larder. In the centre of the east wall was the only window in the room.

Lounge (Plate 7)

Size: 4.0 × 3.0m, height 1.8m

Location: South end of cottage

Description: This room was entered by a doorway from the living room. It had two windows: a large one to the east, and a smaller one to the south. A wide chimney breast was centrally located on the south wall, with a modern brick and tile fireplace, and built-in cupboards to the east.

Kitchen (Plate 5)

Size: 2.5 × 2.2m, height 2.25m

Location: North end of west extension

Description: This room was entered by a doorway from the living room to the east. To the south, a door led to the bathroom, and there was an external door to the north. The room was lit by a single window to the west. The south-east corner of the room was occupied by the former external chimney stack. In the north-west corner of the room was a modern sink unit.

Bathroom

Size: 1.8 × 2.2m, height 2.25m

Location: South end of west extension

Description: This room was entered by a doorway from the kitchen to the north. The room was lit by a single window to the south. The north-east corner of the room was occupied by the former external chimney stack. Across the south end of the room was a modern bath, with a WC to the east and a hand basin in the north-west corner of the room.

4.7 First Floor (Fig. 11: no photographs of this area were made available)

Landing

Size: 0.9 × 3.0m, height 2.05m

Location: across centre of cottage

Description: From the top of the stairs, this room ran west-east across the cottage. It was lit by a small window above the stairs at its west end. Doors to the north and south led to the two bedrooms.

Bedroom 1

Size: 3.1 × 3.0m, height 2.05m

Location: south end of cottage

Description: This room was lit by a window to the east. A narrow flue from the fireplace in the lounge below rose up the south wall. There does not appear to have been a fireplace in this room.

Bedroom 2

Size: 4.6 × 3.0m, height 1.9m

Location: north end of cottage

Description: This room was lit by a window to the east. The south-west corner was occupied by the stairwell, and a built-in cupboard containing the hot water cylinder.

4.8 The Barn (Fig. 10, Plate 8)

Dimensions: 5.8 × 3.0m overall, height 3.25m

Description: This was divided internally into two rooms: the smaller, c.1.8m square, occupied the north-east corner of the building, and was entered by an external door from the yard to the east. The remainder of the barn was entered by two east-facing doors. There were no windows.



Plate 1: East elevation



Plate 2: Main south elevation



Plate 3: South elevation, west extension



Plate 4: North elevation



Plate 5: Kitchen, looking north-west



Plate 6: Living room, looking south



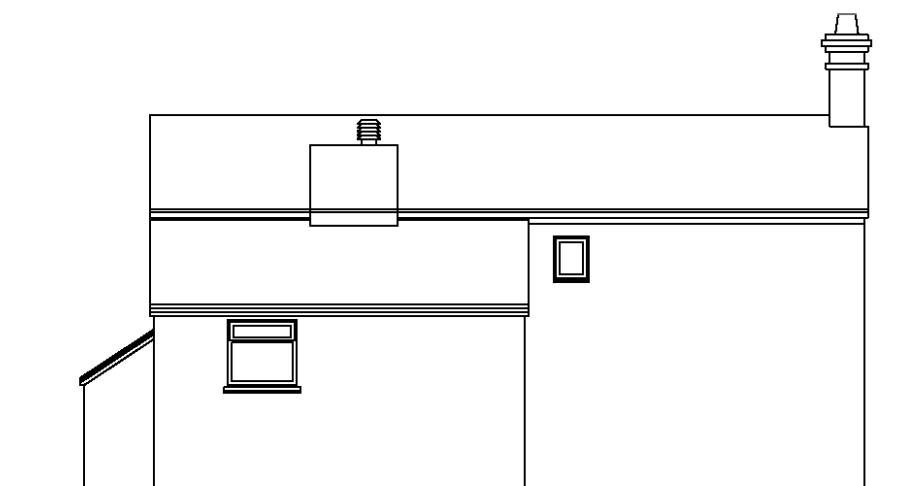
Plate 7: Lounge, looking south-west



Plate 8: Barn, east elevation



EAST ELEVATION



WEST ELEVATION

Figure 8: East and west elevations (*scale 1:100*)



Figure 9: North and south elevations (*scale 1:100*)

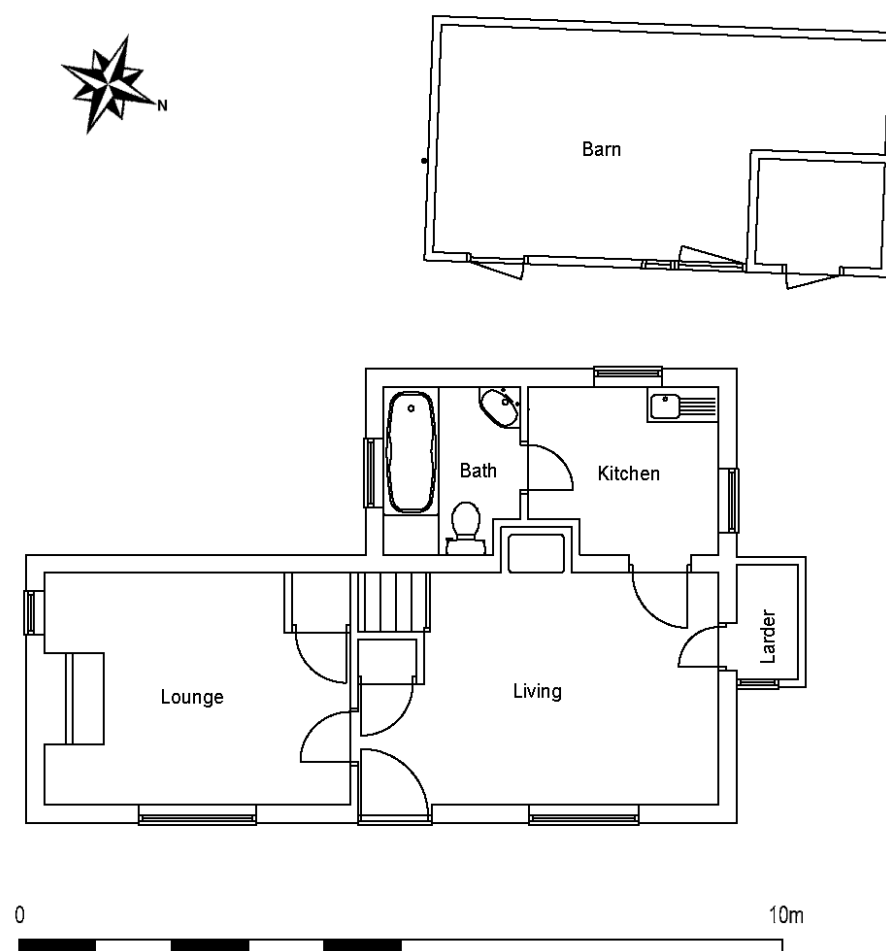


Figure 10: Ground floor plan (*scale 1:100*)

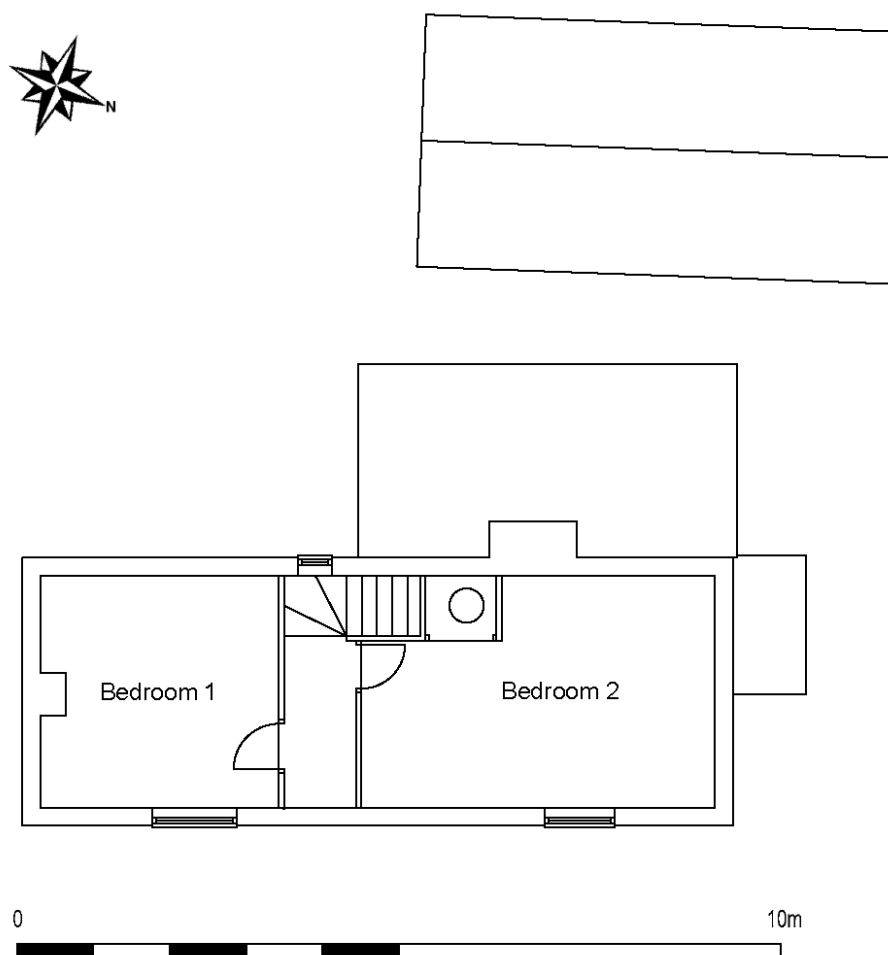
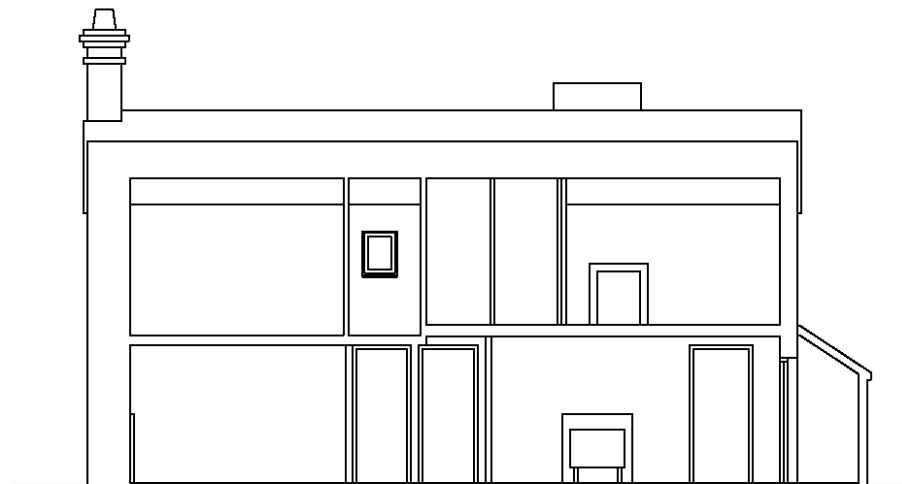
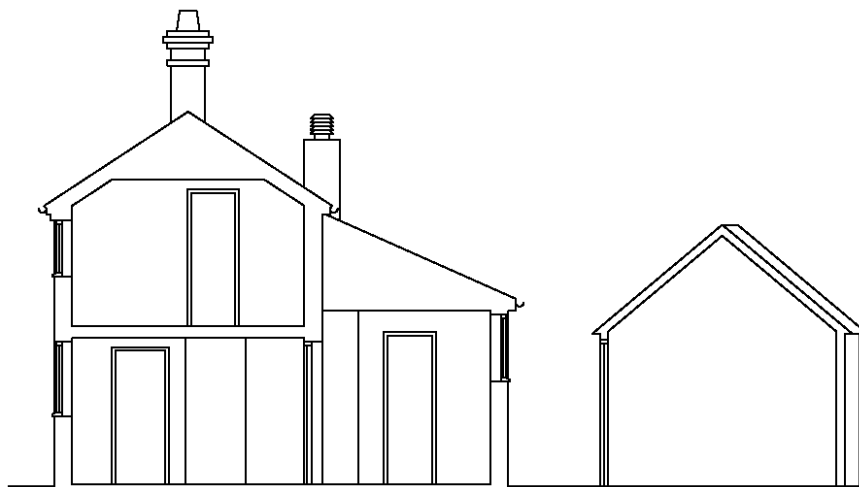


Figure 11: First floor plan (*scale 1:100*)



SOUTH-NORTH SECTION



EAST-WEST SECTION

Figure 12: Sections through buildings (*scale 1:100*)

5 The Watching Brief

- 5.1 Two visits were made to the site to observe topsoil stripping and the commencement of the excavation of footing trenches for the new houses (Appendix 2).
- 5.2 Topsoil across the site was 0.45m deep. Removal of the 19th-century cottage confirmed that the footings of the building, initially observed several years previously during an earlier abortive watching brief (pers. comm. D Fell), were very shallow, and did not extend below this layer. The topsoil strip was not carried out particularly cleanly, and observation of the presence/absence of archaeological features once it had been completed was not possible.
- 5.3 Excavations for the strip footings of the new houses commenced on the south side of the site (Fig. 13). The footing trench, which was *c.* 1m wide and 1.5m deep, cut into the natural gravel. Almost immediately it encountered a possible ditch running north-south. This feature measured 1.0m across and 0.6m deep, with a 'V' section profile (Fig. 14). Its fill was loose dark organic soil: no finds were noted in the section or in the excavated spoil. A second smaller feature adjacent to this could have been a parallel ditch or a pit. Its fill was similar, and no finds were recovered from it.



Plate 9: General view of site after topsoil strip, looking south-west



Plate 10: Location of new houses, looking east



Plate 11 Ditch and associated feature

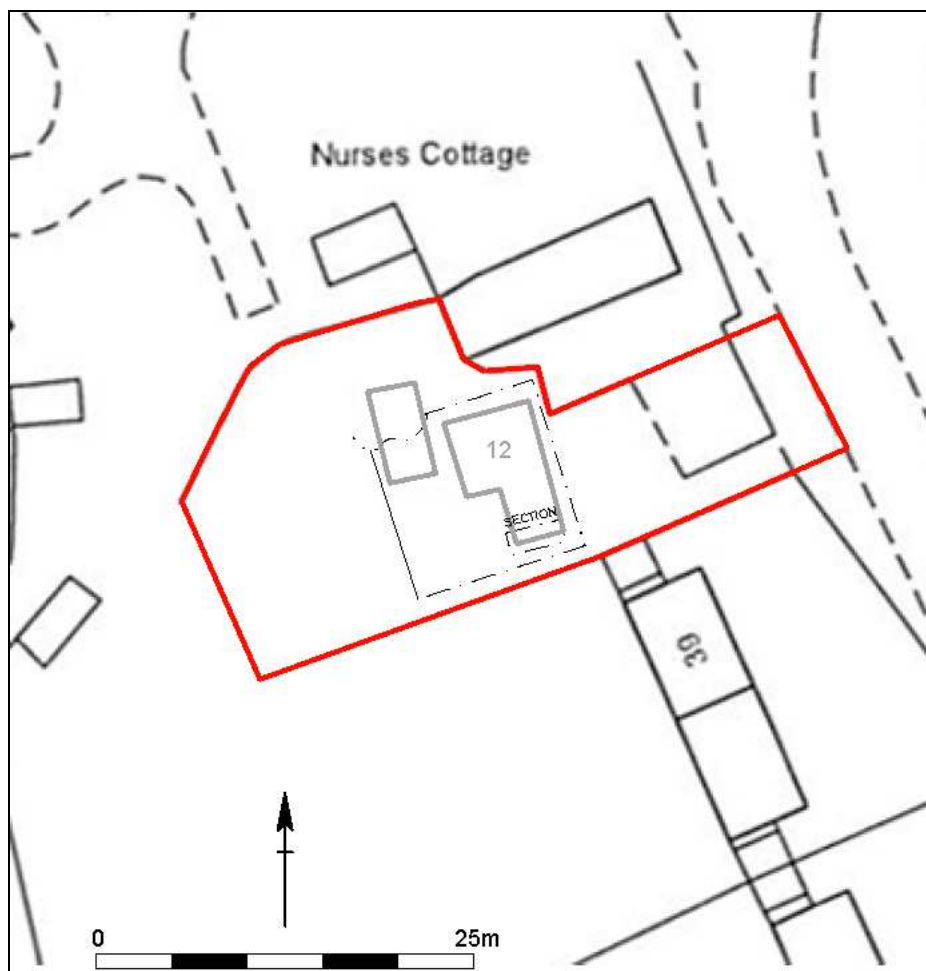


Figure 13: Plan of watching brief (scale 1:500)

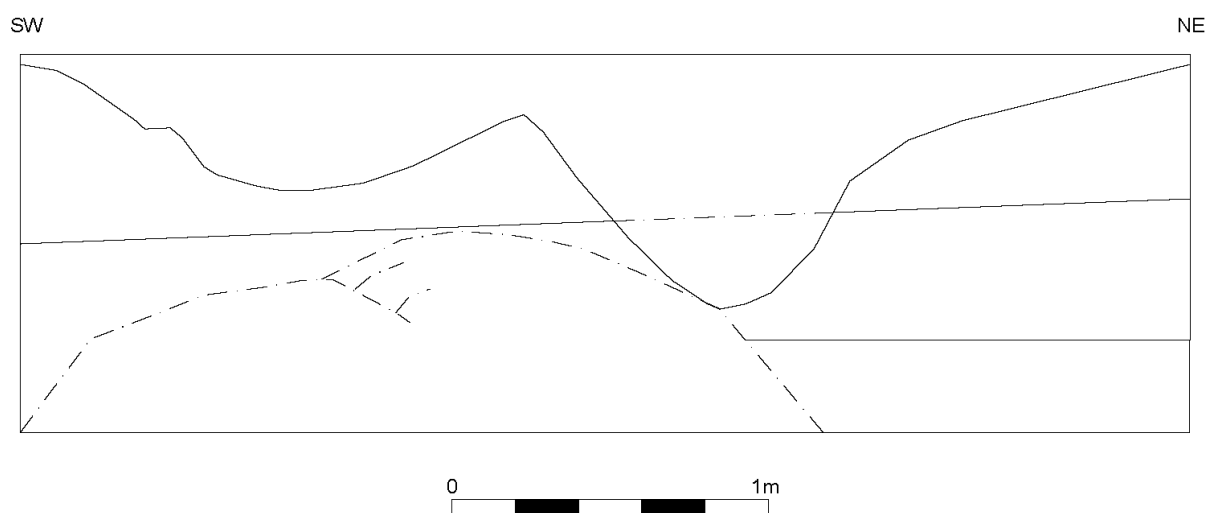


Figure 14: Ditch section (scale 1:20)

6 Conclusions

6.1 *The Buildings*

12 Walton Road was a small 'two up, two down' cottage, probably constructed in the mid 19th century, prior to 1881. As built it comprised a kitchen and parlour on the ground floor (now the living room and lounge respectively), with two bedrooms above. The barn to the west of the cottage could have housed an associated workshop and other facilities. From the cartographic and structural evidence the west extension containing the bathroom and kitchen was probably added in the 1950s or 1960s. It is unfortunate that the building was demolished before a detailed examination could be made of the interior, though from the information made available by the client's architect it appears that the cottage interior was very basic, and devoid of significant structural detail.

6.2 *The Watching Brief*

The watching brief was unfortunately curtailed just after it had begun, due to circumstances beyond ASC's control, so only a limited part of the proposed groundworks was observed. The ditch observed could be a boundary or drainage ditch, probably pre 19th-century, as it runs across the site of the cottage. The lack of finds from the ditch and adjoining feature make it impossible to date them with any precision. The lack of any pottery or other artefacts in the topsoil across the site seems to suggest that there was little or no occupation-related activity on the site prior to the construction of the cottage in the mid 19th century. The available historical evidence indicates that, although there was occupation in this part of Milton Keynes village in the post-medieval period, the development site may have lain within closes, paddocks or gardens associated with them.

7 Acknowledgements

The project was commissioned by Hinton Cook Architects on behalf of the Midsummer Housing Association. Thanks are due to Gavin and Janine Hinton Cook for their assistance, in particular for providing the photographs of the cottage taken prior to its untimely demolition. The project was monitored for the local planning authority by the MKCAO, Nick Crank.

The project was led for ASC by Bob Zeepvat BA MIFA, who also prepared the report with assistance from Karin Semmelmann BA MA AIFA, and Calli Rouse BA PIFA. The watching brief was undertaken by Ralph Brown BA Hons. The report was edited by David Fell BA MA MIFA.

8 Archive

8.1 The project archive will comprise:

1. Brief
2. Project Design
3. Report
4. Historical & Survey notes
5. Architect's survey drawings
6. List of photographs
7. B/W prints
8. B/W negatives
9. CDROM with copies of all digital files.

8.2 The archive will be deposited with Buckinghamshire County Museum

9 References

Standards & Specifications

- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. 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' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.
- Rouse C 2007 *12 Walton Road, Milton Keynes Village: project design for historic building recording and watching brief, on behalf of Midsummer Housing Association*. ASC doc. ref. ASC: 976/MKV/1.

Books and Historical Sources:

- Bull, R & Davis, S 2006 *Becoming Roman: Excavation of a Late Iron Age to Romano-British Landscape at Monkston Park, Milton Keynes*. Museum of London Archaeology Service, Archaeology Studies Series **16** (London).
- Croft, R.A. and Mynard, D.C, 1993 *The changing landscape of Milton Keynes*. Buckinghamshire Archaeol. Soc. Monog. Ser. **5** (Aylesbury).
- Williams, R.J, 1993 *Pennyland and Hartigans*. Buckinghamshire Archaeol. Soc. Monog. Ser. **4** (Aylesbury).

Maps

- Ordnance Survey First Edition 25" sheet, 1881.
- Other historic maps taken from Croft & Mynard 1993*

Appendix 1: List of Photographs

| SITE NO/CODE:976/MKV | | | Site Name: 12 Walton Road, Milton Keynes Village |
|---|-----|---------|---|
| Shot | B&W | Digital | Subject |
| <i>BUILDING RECORDING (architect's photos – digital only)</i> | | | |
| 1 | x | ✓ | General view of site from west |
| 2 | x | ✓ | Kitchen, looking north-west |
| 3 | x | ✓ | Living Room, looking south |
| 4 | x | ✓ | Lounge, looking south-west |
| 5 | x | ✓ | North elevation, looking south-east |
| 6 | x | ✓ | East elevation, south end, looking west |
| 7 | x | ✓ | South elevation (central part) |
| 8 | x | ✓ | South elevation (lower part) |
| 9 | x | ✓ | South elevation (upper part) |
| 10 | x | ✓ | North elevation and barn, looking west |
| 11 | x | ✓ | South elevation of kitchen extension, looking north |
| 12 | x | ✓ | West elevation of kitchen extension, looking east |
| 13 | x | ✓ | North elevation, looking south |
| 14 | x | ✓ | East elevation, looking north-west |
| 15 | x | ✓ | Barn, east elevation, looking west |
| 16 | x | ✓ | General view of site from west |
| 17 | x | ✓ | East elevation, north end, looking north-west |
| 18 | x | ✓ | General view of site from west |
| <i>WATCHING BRIEF (ASC photos - B&W and digital)</i> | | | |
| 20 | ✓ | ✓ | Area of new houses after stripping, looking SE |
| 21 | ✓ | ✓ | Area of new houses after stripping, looking NE |
| 22 | ✓ | ✓ | Area of new houses after stripping, looking W |
| 23 | ✓ | ✓ | Relationship of new houses and adjoining cottage |
| 24 | ✓ | ✓ | Area of new houses after stripping, looking NW |
| 25 | ✓ | ✓ | Area of new houses after stripping, looking W |
| 26 | ✓ | ✓ | Area of new houses after stripping, looking NE |
| 27 | ✓ | ✓ | Footing trench with feature, looking S |
| 28 | ✓ | ✓ | Footing trench with feature, looking S |
| 29 | ✓ | ✓ | Footing trench with feature, looking SW |
| 30 | ✓ | ✓ | Footing trench with feature, looking SE |
| 31 | ✓ | ✓ | Showing collapse in trench |
| 32 | ✓ | ✓ | Showing collapse in trench |
| 33 | ✓ | ✓ | Gen view of observed footing trench |
| 34 | ✓ | ✓ | Gen view of observed footing trench |
| 35-37 | ✓ | ✓ | Footing trench with feature, looking S |
| 38 | ✓ | ✓ | Gen view of observed footing trench |
| 39 | ✓ | ✓ | Collapsed footing trench |
| 40 | ✓ | ✓ | Collapsed footing trench |
| 41-45 | ✓ | ✓ | Collapsed footing trench |

[illegible]



A.S.C. LTD

ARCHAEOLOGICAL FIELD MONITORING RECORD

| | | | | | |
|--|----------|-------------------------|-----------|---------------|----------------------------|
| Project: 976/MKV | | Project No/Code: 1 | | Sheet: 3 of 3 | |
| 12 WATTON RD. | | Date of visit: 08/04/08 | | | |
| Client/Developer | | | | | |
| Contact: | | | Phone: | | |
| Duration of Visit (inc. travel): | | Start: 9.10 | | Finish: 12.45 | |
| Completed by: RB. | | | | | |
| Development Type: | | | | | |
| Footings | Services | Roads | Levelling | Quarrying | Pipelines Other (specify): |
| Site & weather conditions: GOOD SUNNY | | | | | |
| Observations: THE FOUNDATION TRENCH EXCAVATED YESTERDAY HAS HAD SIGNIFICANT SIDE COLLAPSE ON SOUTHERN EDGE. NOW TRIANGULAR SHAPED 1.9M WIDE MAX SHOWS BLACK LAYER SAME COMPOSITION AS THE DITCH FILL EXTENDS OFF TO THE SOUTH EAST, IRREGULAR BASE DATE + ORIGIN UNCLEAR BUT POSSIBLY ROBS NEXT TO DITCH OWING TO IRREGULARITY | | | | | |
| Comments: WORK POSTPONED DUE TO A DAY WITH SOIL SAMPLE SPECIALISTS. | | | | | |

Appendix 3: ASC OASIS Form

| PROJECT DETAILS | | | |
|----------------------------|--|--|--------------------------|
| Project Name: | 12 Walton Road, Milton Keynes Village | | |
| Short Description: | <p>Between March and April 2008 a watching brief was undertaken at 12 Walton Road, Middleton, Milton Keynes, during residential redevelopment of the site. It was intended that the watching brief was to be preceded by historic building recording of the cottage and barn that stood on the site. Unfortunately these were demolished before the recording took place, so a record of the building was compiled from drawings and photographs provided by the architect.</p> <p>The cottage and barn were constructed in the mid to late 19th century, before 1881. Both buildings were brick-built, under slate roofs. As constructed, the cottage was of 'two up, two down' plan, with kitchen and parlour on the ground floor, and central stairs and landing leading to two bedrooms above. The cottage was extended to the west in the 1950s or 1960s, the single-storey extension housing a bathroom and kitchen.</p> <p>The watching brief revealed a probable north-south ditch, running across the site, cut into the underlying gravel. Adjacent to this was a smaller feature, either a parallel ditch or a pit. Neither feature contained any dateable artefacts, and none were noted in the remaining topsoil, or the excavated material from the footing trenches. Based on the available archaeological and historical evidence it seems unlikely that the site was occupied prior to the construction of the 19th-century cottage. It is unfortunate that circumstances permitted such a limited examination of the site.</p> | | |
| Project Type: | Building Recording & Watching Brief | | |
| Site status: | none | Previous work: | none |
| Current land use: | Abandoned cottage and garden | Future work: (yes / no / unknown) | no |
| Monument type: | - | Monument period: | 19 th century |
| Significant finds: | none | | |
| PROJECT LOCATION | | | |
| County: | Buckinghamshire | OS reference: (8 figs min) | SP 8894 3896 |
| District: | Milton Keynes | Parish: | Milton Keynes CP |
| Site address: | 12 Walton Road, Milton Keynes Village, Milton Keynes MK10 9AG | | |
| Study area: (sq. m. or ha) | c.1200 sq. m. | Height OD: (metres) | 60m |
| PROJECT CREATORS | | | |
| Organisation: | Archaeological Services & Consultancy Ltd | | |
| Project brief originator: | Nick Crank (MKC) | Project design originator: | Calli Rouse (ASC) |
| Project Manager: | Bob Zeepvat (ASC) | Director/Supervisor: | Bob Zeepvat (ASC) |
| Sponsor / funding body: | Midsummer Housing Association | | |
| PROJECT DATE | | | |
| Start date: | March 2008 | End date: | April 2008 |
| PROJECT ARCHIVES | | | |
| | Location (Accession no.) | Content (eg. pottery, animal bone, files/sheets) | |
| Physical: | Buckinghamshire County Museum (acc. no. 2007.161) | none | |
| Paper: | | Brief, project design, report, site notes, architect drawings, survey photos | |
| Digital: | | | |

| BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report) | | | |
|--|---|-------|---------------------------|
| Title: | Historic Building Recording & Watching Brief: 12 Walton Road, Middleton, Milton Keynes | | |
| Serial title & volume: | ASC Report ref. 976/MKZ/2 | | |
| Author(s): | Bob Zeepvat | | |
| Page nos | 35 | Date: | 7 th July 2008 |