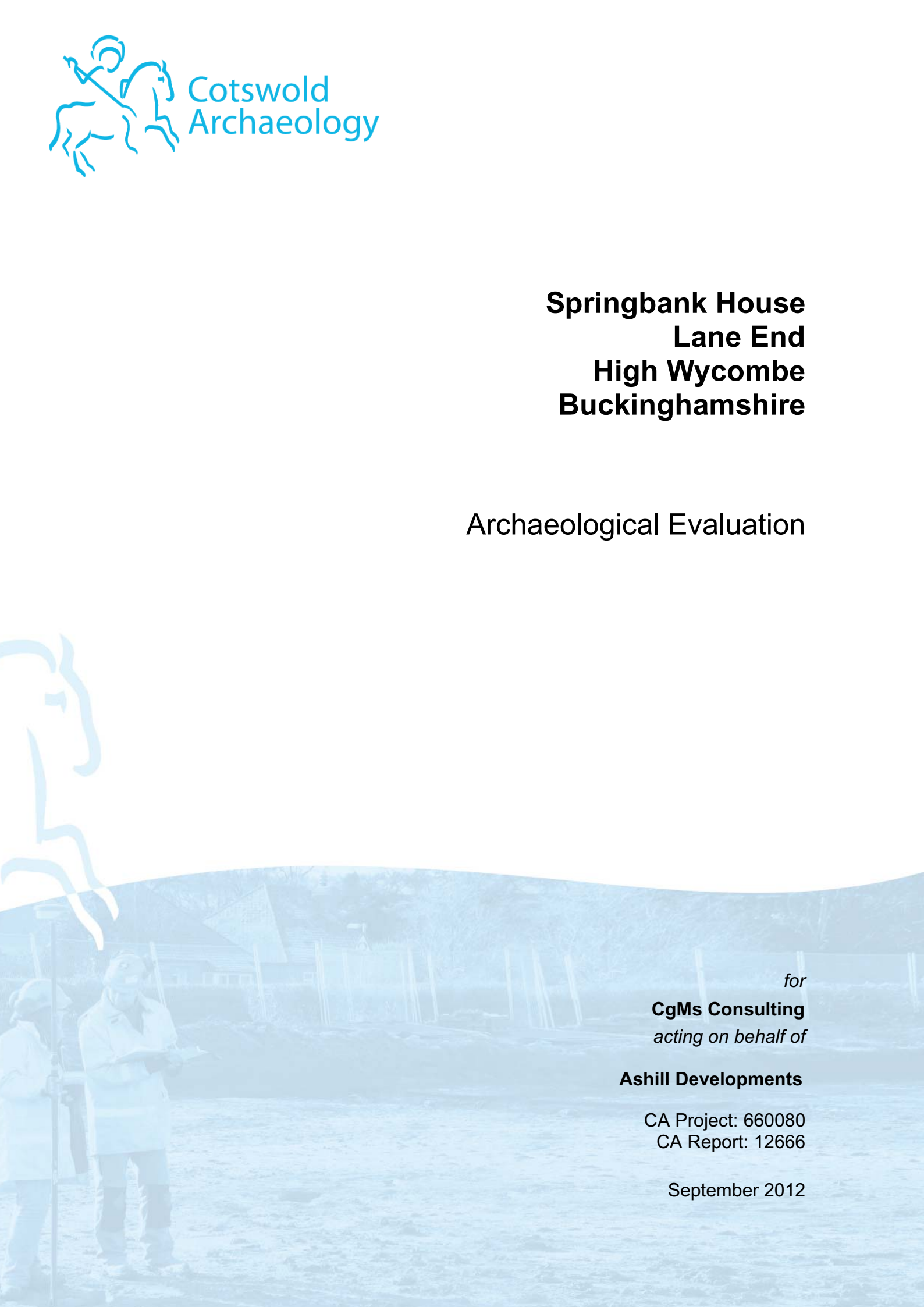


**Springbank House  
Lane End  
High Wycombe  
Buckinghamshire**

Archaeological Evaluation



*for*  
**CgMs Consulting**  
*acting on behalf of*

**Ashill Developments**

CA Project: 660080  
CA Report: 12666

September 2012

Springbank House  
Lane End  
High Wycombe  
Buckinghamshire

Archaeological Evaluation

CA Project: 66080  
CA Report: 12666

prepared by	Derek Evans, Project Officer
date	26 September 2012
approved by	Roland Smith, Regional Manager
signed	
date	27 September 2012
issue	01

*This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.*

## **CONTENTS**

SUMMARY .....	4
1. INTRODUCTION .....	5
2. FIELDWORK RESULTS .....	7
3. DISCUSSION.....	7
4. CA PROJECT TEAM .....	8
5. REFERENCES .....	8
<b>APPENDIX A: CONTEXT DESCRIPTIONS.....</b>	<b>9</b>
<b>APPENDIX B: OASIS REPORT FORM .....</b>	<b>10</b>

## **LIST OF ILLUSTRATIONS**

- Fig. 1 Site location plan, 1:25,000
- Fig. 2 Trench location plan, 1:2,000
- Fig. 3 Trench 1, looking east
- Fig. 4 Trench 2, looking south-west
- Fig. 5 Trench 3, looking south-west
- Fig. 6 Trench 4, looking west

## SUMMARY

**Project name:** Springbank House, Lane End  
**Location:** High Wycombe, Buckinghamshire  
**NGR:** SU 81044 91752  
**Type:** Evaluation  
**Date:** 17-19 September 2012  
**Site code:** SBK 12  
**Buckinghamshire County Museum Accession Number:** AYBCM: 2012.94

In September 2012, Cotswold Archaeology (CA) carried out an archaeological evaluation of the site of Springbank House, Lane End, High Wycombe, Buckinghamshire. The evaluation comprised the excavation of four trial trenches. It was commissioned by CgMs Consulting, acting on behalf of Ashill Developments. It was undertaken to fulfil a condition attached to planning permission granted for residential development of the site.

A previous desk-based assessment of the site indicated the potential for medieval, post-medieval and modern archaeological remains at the street frontage, as well as possible remains associated with a medieval deer park which lay adjacent to the site. The assessment did note, however, that modern disturbance at the site is likely to have been extensive.

The evaluation recorded no archaeological features or deposits. The natural substrate was overlain directly by modern rubble levelling deposits in the north-eastern end of the site and by concrete surfacing in the south-western end. There was no remaining trace of former subsoil or topsoil horizons, indicating that the ground level was truncated during construction of Springbank House in the mid 20th century. Any archaeological remains associated with the medieval/post-medieval street frontage and the medieval deer park will have been removed by this truncation.

## 1. INTRODUCTION

- 1.1 In September 2012, Cotswold Archaeology (CA) carried out an archaeological evaluation of the site of Springbank House, Lane End, High Wycombe, Buckinghamshire (site centred on NGR: SU 81044 91752; Fig. 1). The evaluation comprised the excavation of four trial trenches. It was undertaken at the request of CgMs Consulting, acting on behalf of Ashill Developments.
- 1.2 Planning permission has been granted for residential development of the site. In line with a recommendation from Buckinghamshire County Council Archaeology Service (BCAS), a condition requiring archaeological evaluation of the site has been attached. The present archaeological evaluation was undertaken to fulfil this planning condition.
- 1.3 The archaeological evaluation was undertaken in accordance with an approved written scheme of investigation (WSI) prepared by CgMs Consulting (2012). It was also in line with the Institute for Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (IfA 2008), and the English Heritage procedural documents *Management of Archaeological Projects 2* (EH 1991) and the *Management of Research Projects in the Historic Environment (MoRPHE): Project Manager's Guide* (EH 2006). The fieldwork was monitored by William Boismier, BCAS, with a site visit being made on 19 September 2012.

### **The site**

- 1.4 The site lies on the north-eastern side of Marlow Road, at approximately 169m-173m aOD (above Ordnance Datum). To the south and east lie residential properties; to the north-east are a residential care home and a playground; to the north is a school.
- 1.5 The site is presently occupied by the remains of Springbank House and its associated outbuildings, which are undergoing demolition. Springbank House was constructed in the mid 20th century. It was occupied by Elga Labwater, designers and manufacturers of laboratory water purification systems.
- 1.6 The underlying geology of the site is recorded as Reading Beds (CgMs Consulting 2009).

- 1.7 A desk-based assessment (DBA) undertaken by CgMs Consulting (2009) indicated that the site had some archaeological potential. In particular, the DBA highlighted the potential for medieval, post-medieval and modern remains relating to previous settlement at the street frontage, as well as possible activity associated with the medieval deer park which lay to the east. The DBA did note, however, that modern disturbance at the site is likely to have been extensive.

### **Archaeological objectives**

- 1.8 As outlined in the WSI (CgMs Consulting 2012), the objectives of the evaluation were:
- to establish whether any archaeological remains exist within the site;
  - to determine the location, form, extent, date, character, condition, significance and quality of any such remains;
  - to determine if any archaeological remains within the site are of sufficient importance to require preservation *in situ*;
  - to clarify the nature and extent of modern disturbance at the site.
- 1.9 The results of this evaluation will assist the local planning authority in making an informed judgement on the significance of the archaeological resource of the site and the likely impact of the proposed development on that significance, as well as helping to determine if any further archaeological mitigation strategies are required.

### **Methodology**

- 1.10 The evaluation comprised the excavation of four trial trenches (Fig. 2). Trench 1 was 15m long and 1.8m wide; Trenches 2-4 were each 20m long and 1.8m wide.
- 1.11 The trench layout was as specified in the approved WSI (CgMs Consulting 2012). Trench 1 was positioned to evaluate the potential for archaeological remains associated with former activity at the street frontage, while Trenches 2-4 were located at the border of the medieval deer park and within the area of the site considered least likely to have been disturbed by modern activity.
- 1.12 The trenches were surveyed using a Leica 1200 series SmartRover GPS, in accordance with CA's *Technical Manual 4: Survey Manual* (CA 2009).

- 1.13 The modern concrete and tarmac surfaces overlying the trenches were broken up and removed by the demolition contractor at the site. The underlying deposits within the trenches were excavated using a mechanical excavator fitted with a toothless grading bucket, operating under constant archaeological supervision. As no significant archaeological horizons were encountered, the trenches were machine-excavated to the top of the natural substrate. Trenches were recorded in accordance with CA's *Technical Manual 1: Fieldwork Recording Manual* (CA 2007).
- 1.14 The evaluation archive is currently held by CA at their offices in Milton Keynes. CA will make arrangements for the archive to be deposited with the Buckinghamshire County Museum, Aylesbury. A summary of information from this project will be entered onto the OASIS online database of archaeological projects in Britain.

## 2. FIELDWORK RESULTS

- 2.1 Each recorded layer, deposit and feature has been assigned a unique context number, by which they are identified in the below discussion. For full details of all recorded contexts, refer to Appendix A.

### **Trench 1** (Fig. 3)

- 2.2 Natural substrate 102 comprised light brown-grey clay/sand and was exposed 0.2m below the present ground level (BGL). It was sealed directly by modern concrete surface 101.

### **Trenches 2-4** (Figs. 4-6)

- 2.3 The natural substrate (204, 304, 404) comprised yellow-brown clay and was exposed between 0.4m and 0.7m BGL. It was sealed by 0.25m-0.5m of brick and concrete rubble (203, 303, 403), which was overlain in turn by the modern tarmac surface (201, 301, 401) and its dolomite bedding layer (202, 302, 402).

### **The finds and palaeoenvironmental evidence**

- 2.4 No pre-modern artefactual material was recovered from the site, and no palaeoenvironmental samples were taken.

## 3. DISCUSSION

- 3.1 The evaluation recorded no archaeological features or deposits.

3.2 Modern disturbance was extensive. The natural substrate was overlain directly by modern rubble levelling deposits in the north-eastern end of the site (Trenches 2-4) and by the modern concrete surface in the south-western end (Trench 1). There was no remaining trace of former subsoil or topsoil horizons, indicating that the ground level was truncated during construction of Springbank House in the mid 20th century. Any archaeological remains associated with the medieval/post-medieval street frontage and the medieval deer park will have been removed by this truncation.

#### 4. CA PROJECT TEAM

4.1 The fieldwork was undertaken by Derek Evans, assisted by Rob Scott. The report was written by Derek Evans, and the illustrations were prepared by Ian Atkins. The archive has been compiled and prepared for deposition by Derek Evans. The project was managed for CA by Roland Smith.

#### 5. REFERENCES

CgMs Consulting 2009 *Land at Marlow Road, Lane End, Wycombe: Archaeological Desk Based Assessment* CgMs Ref: **RM/14353**

CgMs Consulting 2012 *Springbank House, Lane End, High Wycombe, Buckinghamshire: Written Scheme of Investigation for an Archaeological Evaluation*  
CgMs Ref: **RM/14353**



**APPENDIX A: CONTEXT DESCRIPTIONS****Trench 1**

No.	Type	Description	Depth (m)	Spot-date
101	Deposit	Concrete	0.2m	Modern
102	Natural	Light brown-grey clay/sand	-	Geological

**Trench 2**

No.	Type	Description	Depth (m)	Spot-date
201	Deposit	Tarmac	0.03m	Modern
202	Deposit	Dolomite bedding for 200	0.06m-0.2m	Modern
203	Deposit	Brick and concrete rubble	0.5m	Modern
204	Natural	Yellow-brown clay	-	Geological

**Trench 3**

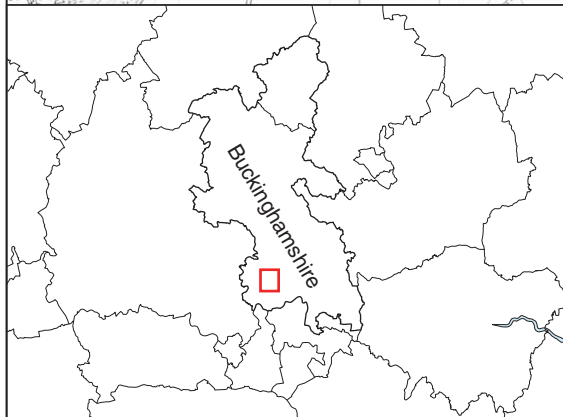
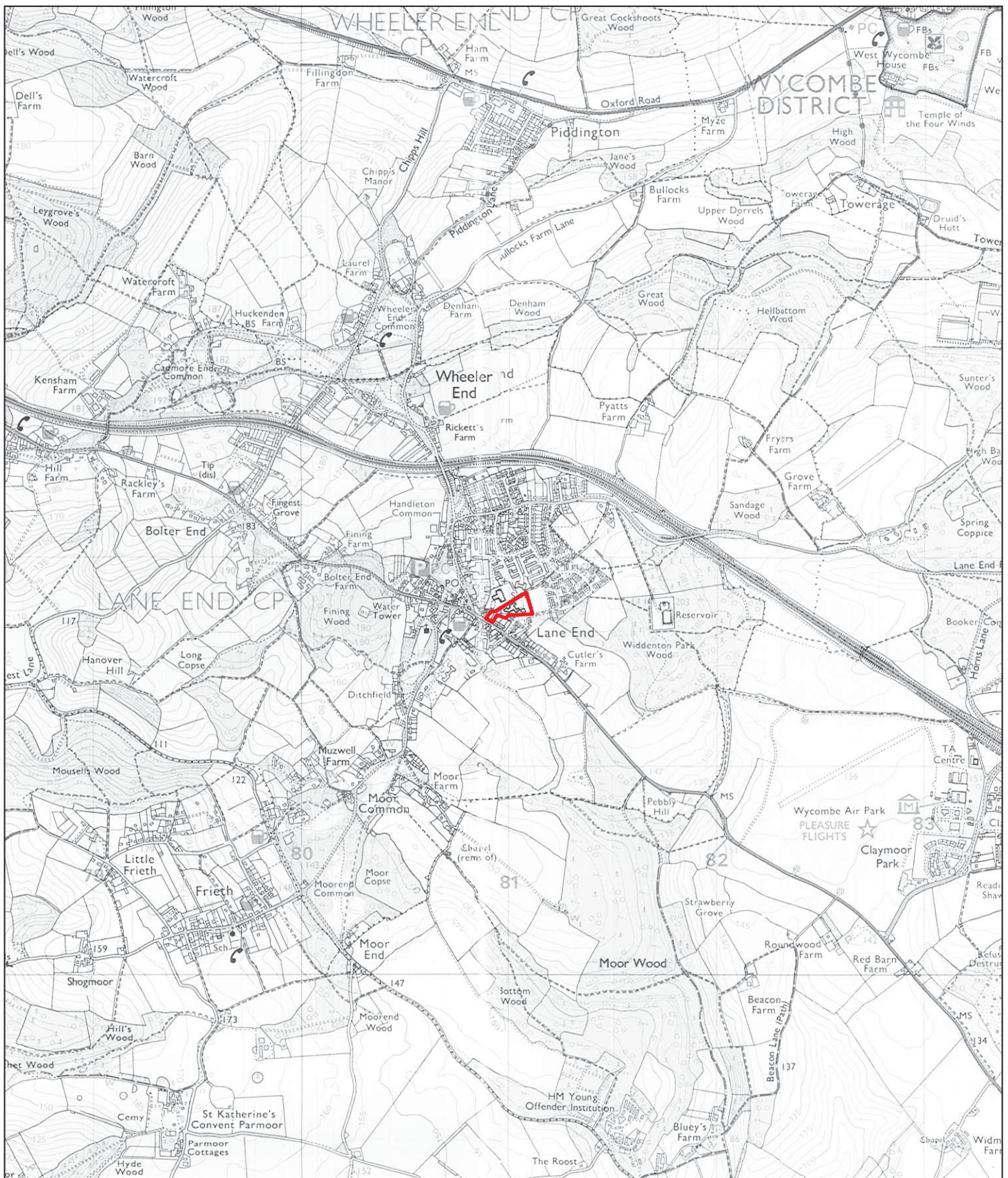
No.	Type	Description	Depth (m)	Spot-date
301	Deposit	Tarmac	0.1m	Modern
302	Deposit	Dolomite bedding for 300	0.1m	Modern
303	Deposit	Brick and concrete rubble	0.5m	Modern
304	Natural	Yellow-brown clay	-	Geological

**Trench 4**

No.	Type	Description	Depth (m)	Spot-date
401	Deposit	Tarmac	0.05m	Modern
402	Deposit	Dolomite bedding for 300	0.04m-0.1m	Modern
403	Deposit	Brick and concrete rubble	0.25m-0.38m	Modern
404	Natural	Yellow-brown clay	-	Geological

**APPENDIX B: OASIS REPORT FORM**

<b>PROJECT DETAILS</b>		
Project name	Springbank House, Lane End, High Wycombe, Buckinghamshire	
Short description (250 words maximum)	<p>In September 2012, Cotswold Archaeology (CA) carried out an archaeological evaluation of the site of Springbank House, Lane End, High Wycombe, Buckinghamshire. The evaluation comprised the excavation of four trial trenches. It was commissioned by CgMs Consulting, acting on behalf of Ashill Developments. It was undertaken to fulfil a condition attached to planning permission granted for residential development of the site.</p> <p>A previous desk-based assessment of the site indicated the potential for medieval, post-medieval and modern remains at the street frontage, as well as possible activity associated with a medieval deer park which lay adjacent to the site. The assessment did note, however, that modern disturbance at the site is likely to have been extensive.</p> <p>The evaluation recorded no archaeological features or deposits. The natural substrate was overlain directly by modern rubble levelling deposits in the north-eastern end of the site and by concrete surfacing in the south-western end. There was no remaining trace of former subsoil or topsoil horizons, indicating that the ground level was truncated during construction of Springbank House in the mid 20th century. Any archaeological remains associated with the medieval/post-medieval street frontage and the medieval deer park will have been removed by this truncation.</p>	
Project dates	17-19 September 2012	
Project type	Field evaluation	
Previous work	Desk-based assessment	
Future work	Unknown	
Monument type	None	
Significant finds	None	
<b>PROJECT LOCATION</b>		
Site location	Springbank House, Lane End, High Wycombe, Bucks	
Study area		
Site co-ordinates	SU 81044 91752	
<b>PROJECT CREATORS</b>		
Name of organisation	Cotswold Archaeology (CA)	
Project Brief originator	Buckinghamshire County Archaeological Service	
Project Design (WSI) originator	CgMs Consulting	
Project Manager	Roland Smith (CA)	
Project Supervisor	Derek Evans (CA)	
<b>PROJECT ARCHIVE</b>		
	Accession no: AYBCM: 2012.94	Content
Physical		
Paper		Site records
Digital		Report, digital photos
<b>BIBLIOGRAPHY</b>		
CA (Cotswold Archaeology) 2012 <i>Springbank House, Lane End, High Wycombe, Buckinghamshire: Archaeological Evaluation</i> CA typescript report <b>12666</b>		



0 1km

Reproduced from the 2009 Ordnance Survey Explorer map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office © Crown copyright Cotswold Archaeology Ltd 100002109



Cirencester 01285 771022  
 Milton Keynes 01908 218320  
 Andover 01264 326549  
 www.cotswoldarchaeology.co.uk  
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Spring Bank House, Lane End  
 Buckinghamshire

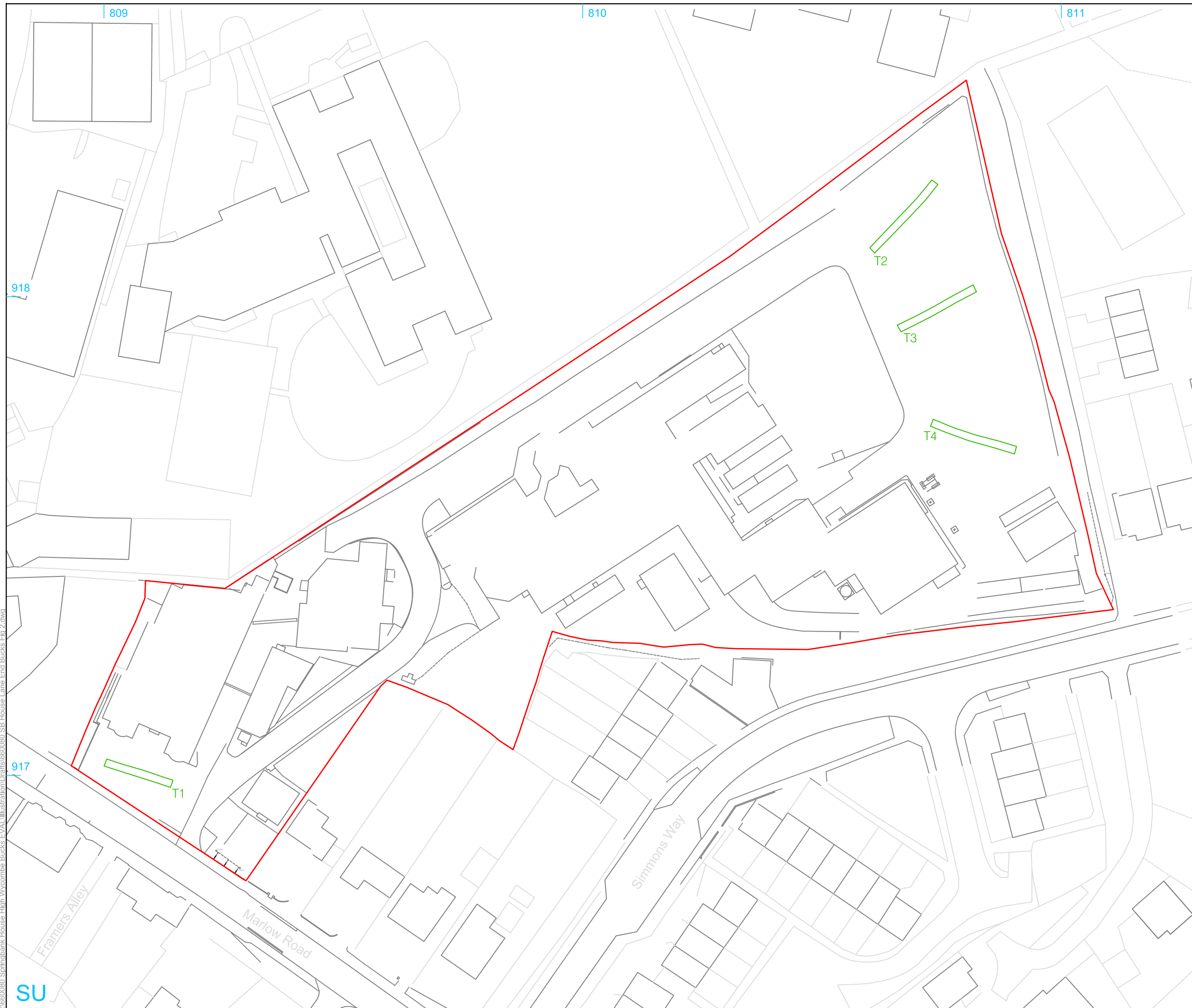
FIGURE TITLE

Site location plan

PROJECT NO. 660080 DATE 26-09-2012  
 DRAWN BY IA REVISION 00  
 APPROVED BY PJM SCALE@A4 1:25,000

FIGURE NO.

1



- site
- evaluation trench



Reproduced from the Ordnance Survey Digital mapping with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office © Crown copyright Cotswold Archaeology Ltd 100002109.

**Cotswold Archaeology**  
 Cirencester 01285 771022  
 Milton Keynes 01908 218320  
 Andover 01264 326549  
[www.cotswoldarchaeology.co.uk](http://www.cotswoldarchaeology.co.uk)  
[enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

**PROJECT TITLE**  
 Spring Bank House, Lane End  
 Buckinghamshire

**FIGURE TITLE**  
 Site location plan, showing evaluation  
 trenches

PROJECT NO.	660080	DATE	26-09-2012	FIGURE NO.
DRAWN BY	IA	REVISION	00	2
APPROVED BY	PJM	SCALE@A3	1:750	

P:\660080\_Springbank House\_High Wycombe Bucks\_EVAL\Illustration\Drafts\660080\_SB House Lane\_End Bucks\_Fig 2.dwg





3

**3 Trench 1, looking east (scales 1m)**



Cirencester 01285 771022  
 Milton Keynes 01908 218320  
 Andover 01264 326549  
[www.cotswoldarchaeology.co.uk](http://www.cotswoldarchaeology.co.uk)  
[enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

PROJECT TITLE

Spring Bank House, Lane End  
 Buckinghamshire

FIGURE TITLE

**Photograph**

PROJECT NO.	<b>660080</b>	DATE	<b>26-09-2012</b>	FIGURE NO.
DRAWN BY	<b>IA</b>	REVISION	<b>00</b>	
APPROVED BY	<b>PJM</b>	SCALE@A4	<b>N/A</b>	<b>3</b>



4

**4 Trench 2, looking south-west (scales 1m)**



Cirencester 01285 771022  
 Milton Keynes 01908 218320  
 Andover 01264 326549  
[www.cotswoldarchaeology.co.uk](http://www.cotswoldarchaeology.co.uk)  
[enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

PROJECT TITLE

Spring Bank House, Lane End  
 Buckinghamshire

FIGURE TITLE

**Photograph**

PROJECT NO.	<b>660080</b>	DATE	<b>26-09-2012</b>	FIGURE NO.
DRAWN BY	<b>IA</b>	REVISION	<b>00</b>	<b>4</b>
APPROVED BY	<b>PJM</b>	SCALE@A4	<b>N/A</b>	



5

**5 Trench 3, looking south-west (scales 1m)**



Cirencester 01285 771022  
 Milton Keynes 01908 218320  
 Andover 01264 326549  
[www.cotswoldarchaeology.co.uk](http://www.cotswoldarchaeology.co.uk)  
[enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

PROJECT TITLE

Spring Bank House, Lane End  
 Buckinghamshire

FIGURE TITLE

**Photograph**

PROJECT NO.	<b>660080</b>	DATE	<b>26-09-2012</b>	FIGURE NO.	<b>5</b>
DRAWN BY	<b>IA</b>	REVISION	<b>00</b>		
APPROVED BY	<b>PJM</b>	SCALE@A4	<b>N/A</b>		



## 6 Trench 4, looking west (scales 1m)



Cirencester 01285 771022  
 Milton Keynes 01908 218320  
 Andover 01264 326549  
[www.cotswoldarchaeology.co.uk](http://www.cotswoldarchaeology.co.uk)  
[enquiries@cotswoldarchaeology.co.uk](mailto:enquiries@cotswoldarchaeology.co.uk)

### PROJECT TITLE

Spring Bank House, Lane End  
 Buckinghamshire

### FIGURE TITLE

**Photograph**

PROJECT NO. 660080 DATE 26-09-2012  
 DRAWN BY IA REVISION 00  
 APPROVED BY PJM SCALE@A4 N/A

FIGURE NO.

**6**