

JOHN MOORE HERITAGE SERVICES

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

ON

ATTINGTON HOUSE,

TETSWORTH, OXFORDSHIRE

NGR SP 6947 0140

On behalf of

*Jeffrey Charles Emmett Planning Consultancy
and Frank and Kate Jarvey*

SEPTEMBER 2010

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SUMMARY

This document covers the results of historical research, and non-intrusive site visits, coupled to later excavation work (report see JMHS Report 2205b) at Attington House, Tetsworth, Oxfordshire. Though little information was recorded on the Historic Environment Record, it is apparent that this is due to a lack of research rather than archaeological features. The initial desk-based assessment (of which this is a revision after an evaluation) located a number of features in the immediate gardens of Attington House (an embankment, folly moat, and earlier buildings). From the evaluation it is apparent that a number of archaeological features are of a later medieval date or earlier, but with other features significantly later. Many of the features have been identified and explanations proposed. The architectural assessment of the house suggests that the east end of the building is older than previously thought, with part of the standing structure dating to the 17th century.

1 INTRODUCTION

1.1 Origins of the Report

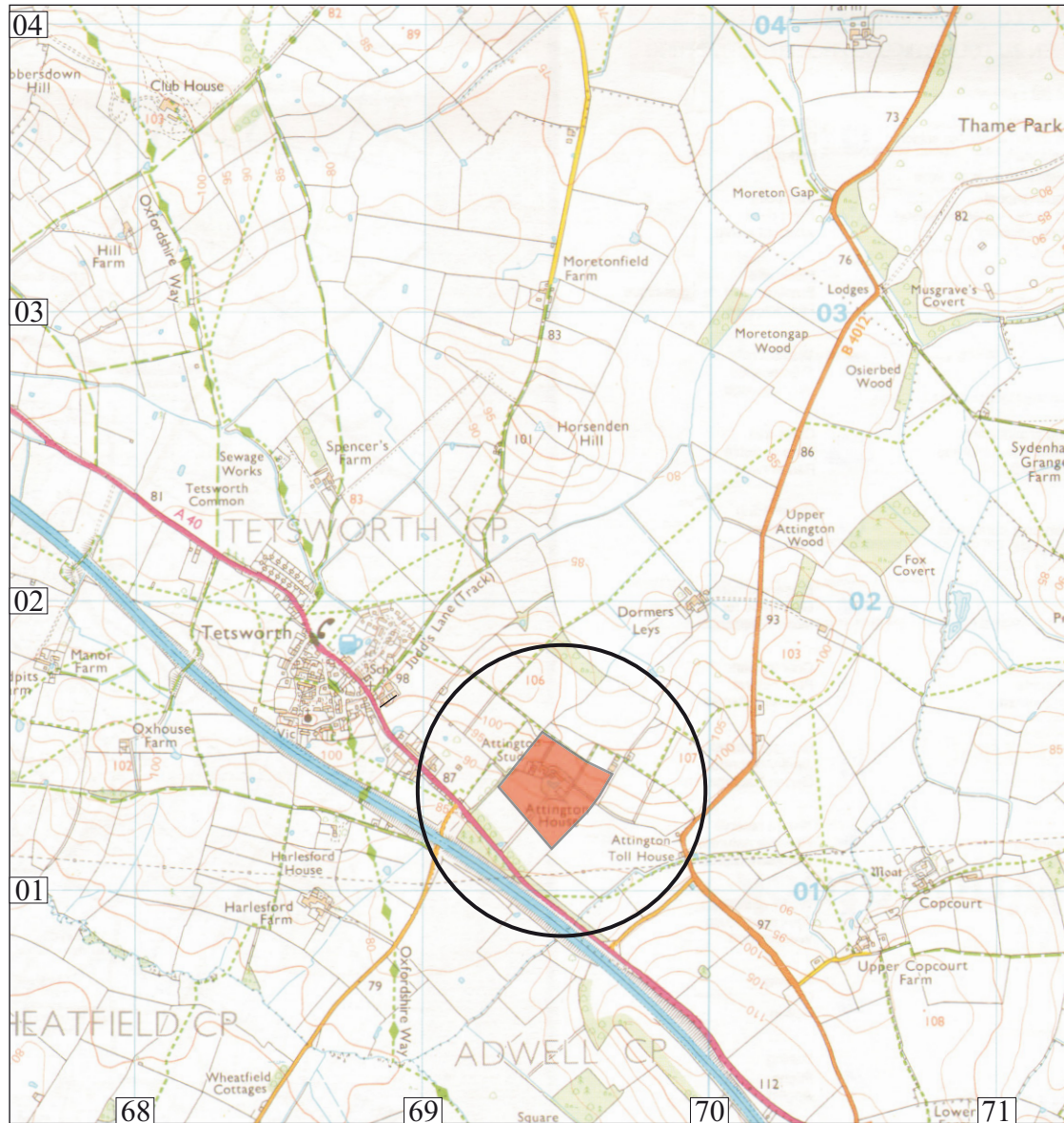
Jeffrey Charles Emmett Planning Consultancy, on behalf of Frank and Katy Jarvey, commissioned this archaeological desk-based assessment. The assessment has been prepared with the intention of informing the client of any archaeological remains on or below ground on the proposal site, while a subsequent evaluation (JMHS report 2205b) has confirmed the existence of some feature and discounted others.

1.2 Planning Guidelines and Policies

This report has been prepared in accordance with *Planning Policy Statement 5* (2010); and with other local archaeological policies: the *South Oxfordshire Local Plan 2011* (adopted 20 January 2006) and the *Thame Conservation Area Management Plan 2009* (adopted April 2006). Planning for the Historic Environment (*PPS5 2010*) provides guidance related to archaeology within the planning process. The following Policy points are key to this development:

HE4.1 Local planning authorities should consider whether the exercise of permitted development rights would undermine the aims for the historic environment. If it would, local planning authorities should consider the use of an article 4 direction to ensure any development is given due consideration

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.



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◆ Location

0 m 1000 m

Figure 1. Location

HE6.2 This information together with an assessment of the impact of the proposal should be set out in the application (within the design and access statement when this is required) as part of the explanation of the design concept. It should detail the sources that have been considered and the expertise that has been consulted.

HE6.3 Local planning authorities should not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents.

In format and contents this report conforms to the standards outlined in the Institute for Archaeologists' guidance paper for desk-based assessments (IFA 2008).

1.3 Desk-Based Assessment Aims and Objectives

The primary aim of the desk-based assessment is to provide a professional appraisal of the archaeological potential of the site. This follows the Government guidance in *PPS5* by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *PPS5*, the report presents a desk-based evaluation of existing information. It additionally follows the Institute for Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2008). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The Institute for Archaeologists *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with *PPS5*, the desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy. There is, however, one caveat in respect of Attington House, which concerns the lack of previous architectural assessments and, therefore, a proper placing of the house in any conservation strategy. In order to provide a more fuller picture of the architecture at Attington House, John

Steane was commissioned to provide an assessment of the building as it stands.

1.4 Desk-Based Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Institute for Archaeologists' guidance paper for desk-based assessments (IFA 2001). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historical maps, and has been supplemented with a site walkover. The format of the report is adapted from an Institute for Archaeologists *Standard Guidance* paper (IFA 2001).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site walkover
- Integrating this to the archaeological evaluation

The principal sources consulted in assessing this site were:

- The Oxfordshire County Historic Environment Record
- The National Monuments Record, Swindon
- The Oxfordshire County Archives
- The Centre for Oxfordshire Studies

The National Monuments Record, Swindon and Oxfordshire County Historic Environment Record, hold details of known archaeological and historical sites in the vicinity of the proposal site.

Research commenced before the archaeological evaluation; thus the potential for archaeological remains has been considered based on predictive modelling of the remains within 500 metres of the centre of the site (from NGR SP 6970 0120). The information about standing historical and listed buildings within the same radius of the proposal area has also been collated. This has been noted, but no detailed examination of the building prior to Steane and Ayres is reported. The predictions have, therefore, been corrected in this revision with the result of the evaluation.

The initial evidence is derived from casual finds, archaeological investigations, standing buildings and historical records, supplemented by archaeological evaluation. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of archaeological remains has relied upon a study of the available historical maps, observations made during the site walkover, and evaluation that provide evidence for the impact of previous land-use on the site.

There have been no restrictions on reporting or access to the relevant records. The copyright to the Oxfordshire Historic Environment Record is held by Oxfordshire County Council (Figures 2 to 4).

2 THE SITE

2.1 Location (Figure 1)

The proposal site lies in Tetsworth Civil Parish, South Oxfordshire District, 800m southeast of the centre of Tetsworth village and 4.6km south of Thame. The site lies 250m north of the A40, before the road enters Tetsworth. The house was situated historically in the former liberty of Attington, which was incorporated into the parish and hundred of Thame (see historical background below). The name of the liberty gives Attington House its name.

2.2 Description

The access road to the site runs perpendicular to the A40 up a tree lined avenue, which lines up with a garden water feature beyond which is the 17th-century east end of the house. The 17th century east end of the house forms part of the Front Range of the building of which there are a further three phases. Behind this is the Back Range of the building, which has at least three visible phases. The Back Range extends to the west, where further outbuildings of a more recent date can be identified including garage outbuildings and a stable block.

2.3 Geology and Topography

The geology is predominantly Gault Clay, with Younger Head Deposits (Glacial Deposits) to the West and Upper Greensand Formations to the East (BGS 237). The evaluation observed the natural in a number of trenches confirming this to be Gault Clay.

Attington House sits on the south prospect of a low hill in a rolling landscape at 90-97m OD. It is presumably this feature that provided the village with its present name, the etymology of which is given variously as 'Eatta's hill' (Gelling 1953, 144, VCH 1962, 170) although other linguists favour *æt þæm dūnum*, 'at the hills' due to the location (Ekwall 1960, 18). The latter part of the name is confirmed by the alternative name of *Ettenhille* of c. AD 1197 (Gelling 1953, 145).

The house was constructed on an artificial terrace, with other terraces built in the hill slope (see below). The present house sits above a spring line with one

spring located at the south-east corner of the stables and a further possible one below the pond (see below).

3 PROPOSED SCHEME

The current cultural heritage assessment has been prepared to accompany a proposal to demolish the current house and to replace it with a new build.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND (Figures 2-4)

4.1 The Historical Development of Attington

Before the Norman invasion the Manor of Thame, to which the village and manors of Attington were recorded as later members, belonged to the Bishop of Dorchester-on-Thames (Stenton 1947, 432, VCH 1939, 1.378). The caput of the See was then transferred to Lincoln *c.* 1070.

In 1086 the Bishop of Lincoln held the Manor of Thame at 60 hides (VCH 1962, 174, Morris 1978, 6.2, 10). These hides were divided into two groups with 27 retained by the bishop in his demesne (later identified at Moreton, North Weston and Tetsworth), and 33 held by his men at arms (knights) for service or fee (later identified at Attington, Moreton, North Weston, Tetsworth and possibly Waterstock). Six hides held by Alfred are later identified as being those at Attington and Moreton. In the accounts of the property on the estates some 27 villagers, 26 small holders, and 19 ploughs are identified. As the sub-manors are not listed these may include the smallholdings of the listed tenants, implying that occupation may have commenced at Attington House.

During the middle ages the history of the liberty of Attington is linked to the manor and parish of Thame, which also included the annexed chapelries of Syndenham, Towersey, and Tetsworth (VCH 1962, 162, 200). The latter chapelry of Tetsworth has Attington sometimes associated with it. The manor and parish may have been coterminous with the Hundred of Thame or formed a distinct area of it at any or most of the time through that period.

In the second quarter of the 12th century Fulk de Fontibus held the manor at Attington, which on his death was left to his two daughters Alice, the wife of Hugh, the Constable of the Bishop of Lincoln, and Parnell, the wife of Hugh de Braimuster (Salter 1947, i.54, VCH 1962, 174). They divided the estates so that Alice received Blaston in Leicestershire, and Parnell obtained Attington.

Parnell's son, Hugh granted his share of Attington and Moreton to his brother, Odo, in *c.* 1192 (Salter 1947, i.53-54, 56, 58, VCH 1962, 174-5), and there is subsequently a confirmation of an arrangement whereby Odo granted the estate to Thame Abbey. The Attington fee, described as lands in 'Attington and Moreton', was returned to the bishop by the king. The de Coleville

family held the manor at Attington in 1207, which had been subinfeudated by Odo (VCH 1962, 174).

This manor of Attington (with an accompanying village (18 & 5)) became the later manor of Attington Abbots, which subsequently became Dormer Leys Farm (VCH 1962, 191). The medieval village of Attington no longer exists, although it is probable that it lay near the Thame road (B4012) where the ordnance survey map of 1885 marked a well (VCH 1962). Survey may well have located it as a deserted medieval village (see Archaeological Background below) (Robinson *et al.* 1974) on the west side of the B4012 near Dormer Leys Farm.

The *Victoria County History* subsequently lists the descent of the manor of Attington Abbots (Dormer Leys Farm (18)) with Sir John Williams who purchased the abbey estates in 1542, and which subsequently passed to his daughter Isabella Wenman (VCH 1962, 174-5, 191). The Dormer Family are not listed as holding this manor but they are Attington Manor (later Attington House). This has given rise in archaeological literature to confusion between Dormer Leys Farm and Attington House, and thus the reason that both histories are briefly given here. It is possible that a member of the Dormer Family may have been a tenant of the Thame Park Estate to which Dormer Leys Farm belonged.

In the 13th century the land at Attington and Moreton was a sub-manor of Thame rated at two halves of one knight's fee. The landholding at Attington was later divided into two estates of a ¼ fee, which were the manors of Attington Abbots (18) and Attington Manor (19) (Salter 1947, i.56-7, VCH 1962, 175). The division of the manor of Attington evident at this time led to the establishment of Attington Manor. At an inquest of 1276 it was reported that the bishop had enfeoffed the Abbot of Thame with the fee in Moreton and in Attington, where the abbot had an estate of 6 virgates and 12 tenants (VCH 1962, 175). It is implied by the *Victoria County History* that from the late 13th century, at least, the land attached to Attington House was categorised as a tenant holding. A description of the hundred in 1279 gives the first context for these complex manorial arrangements (VCH 1962, 175).

Further historical evidence indicates that Richard de Turri, the under-sheriff of Oxfordshire and a bailiff of the Earl of Cornwall, was the demesne tenant at the beginning of the 13th century of the ¼-fee in Attington, which became Attington Manor (12) (VCH 1962, 175). It is probable that the John de Turri who granted a rent in Attington to Thame Abbey in the 1180s was his father and was already tenant of the ¼-fee (VCH 1962, 175), implying that the estate was a tenant property at least by the 12th century.

The decent for Attington Manor (16 & 19) can be traced from the de Turris' holding as tenants to the De Hampden family, lords of Great Hampden, Buckinghamshire (VCH 1962, 175). The *Rotuli Hundredorum* in 1271 mentions Alexander de Hampden who had a rent in Attington by right of his wife Marina; villagers are accounted but no cottagers (Caley and Illingworth 1818, 821, VCH 1962). The term tenant has by this date changed to rent.

Attington is recorded as a holding of the Abbey of Thame, and over all there are some 19 tenants listed. The account concerning Alexander de Hampden also mentions a Roger Baldewyn with 1 virgate and 6 acres. A Robert de Hampden is also accounted as a landholder in Attington at this time. In 1279 his estate in Attington was the largest freeholding, and his son Reginald was returned in 1316 as one of the lords of Attington (VCH 1962).

The De Hampdens' estate passed to the De Lewknor family at the end of the 13th or in the 14th century, which held Wormsley in Stokenchurch and Heythrop in the 1270s (VCH 1962, 175). The descent of this ¼-fee is then obscure until 1384, when Sir Reginald de Malyns of Henton died in possession of half 'Attington Manor' (19), as it was then called, which he held of the Abbot of Thame. This descended in the Henton family until the late 15th century (VCH 1962).

A tax assessment list from 1327 gives some indication of the population and wealth of the manor and sub-manors (VCH 1962, 175). The sub-manor of Attington had 16 of the 117 contributors at £2 2s 4d. Further tax lists are available in 1334 and 1354 and from the latter the abatement is 6s, perhaps indicating that the manor is in decline. It is perhaps in the 14th century that the village became deserted. The decline or depopulation of certain villages in the 14th to 16th centuries, leading to the development of archaeological sites called deserted medieval villages, occurred due to a number of factors. In some cases this can be put down to the Black Death or plague, while in other cases it was due to the lords wish to change the economic basis of the estate. The latter would tie in with the change from an arable open field system (which would have been labour intensive) to pasture land with inclosed fields (where the labourers would be fewer).

A terrier of Attington from the mid-15th century gives the sizes of the liberties land-holdings. The account indicates a previous medieval village with three land divisions separated by ditches, called together Attington Field and containing 477½ field acres. The first, South Close, lay between Attington village (5) and Copcourt, east of the proposal site. The second inclosure was North Close lying between Attington and Horsenden Hill. The third inclosure, 'the other great close', was West Close; it lay between Attington village and the London-Tetsworth road, in the vicinity of the proposal site. There were also a number of furlongs, described as lying outside the West Close, and pasture called Mede acre lying between Wallingford Way and Tetsworth Field. The *Valor Ecclesiasticus* described Thame Abbey's Attington estate as pasture and meadow worth £21 6s 8d in 1535 (Caley and Hunter 1814, 213, Salter 1948, ii.174-92, VCH 1962, 190). This latter information is suggestive of continued depopulation of the liberty and a move from arable to livestock practices.

Attington Manor (16, 17, & 19) is further accounted from 1473 when it came into the hands of Geoffrey Dormer (VCH 1962, 175). He was a wool-stapler (significant wool merchant in the district with a charter from the king) and from this time on the Dormer family accumulated land in Thame fields. The Dormers were noted inclosers and had almost certainly been inclosing at

Moreton and Attington at the end of the 15th century or in the early 16th century. In 1481 his Attington manor had three times as much pasture as arable, and early 16th-century deeds state that the Dormer manor was commonly called Attington Pasture and that its appurtenances were ‘meadows, leasurs, and pastures’.

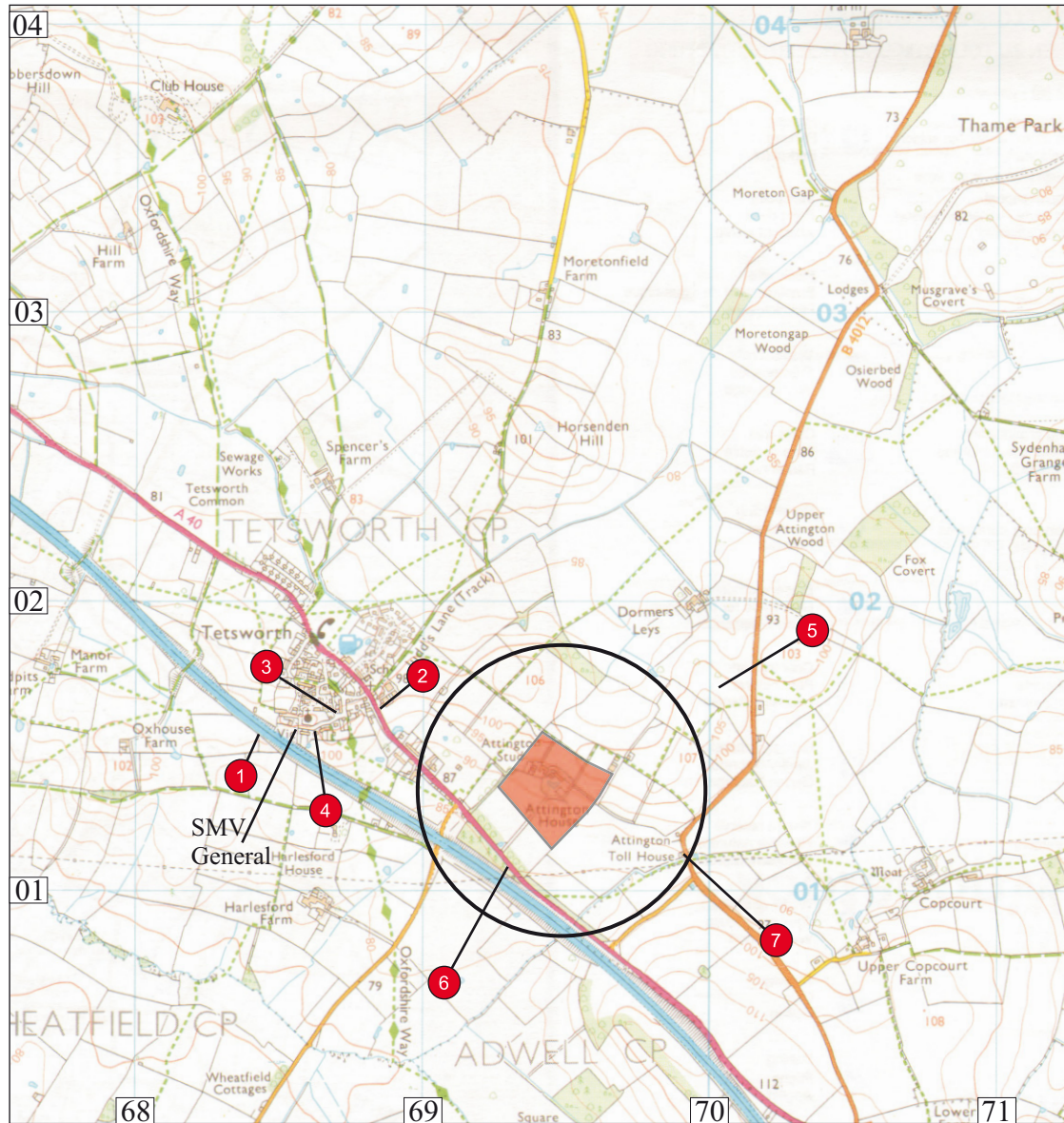
In 1552 William Dormer, Geoffrey’s grandson, sold Attington, with Dorton in Buckinghamshire, to Henry and Anne Gray (VCH 1962, 175) leasing them back at an annual rent of 100 marks (1 mark= $\pounds^2/3=60d$). A farm labourer at this time would probably have earned 4d to 5d (Hatcher 1977, 48-9). In 1557 Dormer sold the reversion of the manors for $\pounds 513\ 6s\ 8d$ to Henry Reynolds, whose widow, after Dormer’s death, sold them back to Dormer’s widow Elizabeth Hollingshead. After a Chancery suit over Attington Manor (16 & 19), the Dormers regained possession, and William Dormer settled it on his son John in 1563. In 1591 John Dormer sold the manor, along with pastureland previously leased to John Petty of Tetsworth, to Sir George Tipping of Wheatfield.

William Tipping, George’s second son, inherited Attington Manor (16 & 19) in 1627 (VCH 1962, 175). This estate was subsequently split in 1639 part sold for $\pounds 301\ 10s$ to Richard Cornish, an Adwell yeoman, with the rest of the estate left to William’s son George in 1649. Bartholomew Tipping, of Draycott, in 1727 was party to a fine levied on Attington Manor.

Attington, in the 18th century was now completely inclosed as pasture and meadow, and was largely farmed by the Cornish family. Richard Cornish had been the only substantial tenant in the 1660s, as only he as tenant of part of the manor, paid tax either in 1662 or 1665 (VCH 1962, 175). In 1665 a hearth tax was only paid for Dormer Leys Farmhouse (formerly Attington Abbots Manor). People could claim exemptions for houses by various means, for example poverty or faith (Gibson 1996). In the case of Attington House it was probably because the house did not stand at that time (Yeates 2010).

In 1754 a member of the Cornish family was the only 40s freeholder (holder of an estate by tenure) recorded at Attington (VCH 1962, 175). These arrangements do not in themselves confirm that Attington House or Manor did not exist as in 1552 the manor was held by leasehold. In 1785 members of the family were tenants of the main estate (the former Abbey manor) and paid $1/6$ of the total land tax for their freeholds. Their house, Dormer Leys Farm (Section 7.4 Gazetteer 18), and Attington House are the only two shown on Davis’s map of 1797 (Fig. 3).

Attington lies at the junction of the London Road (now A40) and the other principal road into Thame during the 18th century. Davis’s map of 1797 shows only this house (Dormer Leys Farm (18)) and the house later called Attington House (19), in the south-west of the parish. Little architectural assessment had previously taken place on the building and the description in the *Victoria County History* described 18th-century dormer windows (VCH



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	Location
	HER Data

0 m 1000 m

Figure 2. Historic Environmental Record Data
 10

1962, 170). Attington township (a division of a parish without a chapel) was defined as a separate civil parish and as extra-parochial in the 19th century.

4.2 Known Archaeological Sites (Figures 2)

The search of the Historic Environment Records held by Oxfordshire County Archaeological Service (OCAS) revealed there to be only two monuments within the 500m search radius. The search carried out by the National Monuments Record, Swindon only revealed the same two monuments. These are a hollow way and embankment (Section 7.3 Gazetteer 6) (PRN 5809/NMR904000; SP 6929 0110), which represent a pre-19th century turnpike, and a tollhouse (7) (PRN 10201/NMR 249119; SP 6990 0112), on the B4012, built in *c.* 1770 for the Thame United Trust; it is grade II listed, and currently a house. The holloway was destroyed by the construction of the M40 after 1973.

Additional research revealed sites of archaeological interest just outside the search area including the remains of two deserted medieval villages; two locations were investigated at Tetsworth, and one observed at Attington.

About 1km west of Attington House (the proposal site) on the western edge of Tetsworth, is Copt Hay (PRN 4095; SP 685 015 (1)), which was excavated by the *Oxford University Archaeological Society*. Excavations at Copt Hay revealed medieval activity from the 11th to 13th centuries, with some earlier 3rd-11th century agricultural features. Further work was carried out to the east of Copt Hay, south of the church, in Church Piece, which revealed activity from the 11th to 15th centuries (PRN 4095; SP 685 015 (4)). North of Tetsworth church work at Gilson's Close has revealed further medieval activity (PRN 15830; SP 6867 0163 (3)), which ended during the 13th century.

Approximately 650m to the northeast of the proposal site, a deserted medieval village (DMV: PRN 855; SP 7005 0170 (5)) was recorded which is believed to be the hamlet of Attington, one of the liberties of Thame (SMA 1978, 119-121, 1979, 133). It lies to the southeast of Dormer Leys, earlier Attington Farm (OS 1881), considered to be the manor house of the Attington Abbots. Evidence for crofts, enclosed by low banks and ditches are visible, and a hollow-way runs to the southwest, toward Tetsworth. Ridge and furrow has also been noted in the area. The B4012 cuts across the eastern part of the earthworks, a toll road associated with the tollhouse (PRN 10201/NMR 249119; SP 6990 0112).

4.3 Cartographic Research (Figures 3-5)

Plot's map (1676) in the front of his publication is the first comprehensive and relatively accurate map of Oxfordshire, though it does not conform to modern standards. On the map a significant building is placed in a vague position between the church of Tetsworth, Thame Park, Copcourt, and Moreton. The number attached to the manor (141) is associated with the coat of arms of the Petty family. Thus the Manor House is that of the Petty family who resided in

Tetsworth Manor (3) on the north side of the London Road (VCH 1962, 148) and not Attington House.

Jeffreys' map of 1768 (Centre for Oxford Studies) shows Attington House (called Adington) off the London to Oxford road – now the A40. A drive gives access to a group of buildings, comprising two parallel southeast/northwest aligned long structures, parallel with the London to Oxford road, with smaller buildings to the east and northeast. Given the scale of the map – 1" to 1 mile – it is not easily reconcilable with the current layout of the property.

A later map by Davis of 1797 shows the house (called Addington) set within grounds. Three buildings are shown forming a square-shaped U looking towards, and parallel with the London to Oxford road. Clearly, the detail, such as it is, differs between the Jeffreys' and Davis' maps, although the scale – 1" to 10 chains – for the Davis' map is greater. Early maps can be schematic in their depictions of buildings and fields, for example, although general locations can be relied upon.

The earliest map examined at the Oxfordshire Record Office was the Ordnance Survey 1881 1st Edition 6" to 1 mile map (Sheet 41.14). The proposal site at Attington House (19) is located within its own grounds; *c.* 250m from the A40 the layout of the grounds is as today (22). The tree-lined drive (17) is marked with two fields to the north and two to the south heading towards the pond (21). The drive diverts and continues around the house buildings to a yard and further buildings west of the house. The buildings consisted of the main house (later labelled as parts A, B and E (19)) with two other buildings to the west enclosing a yard open to the southeast. One of these survives (part H of the present house) the other was located to the southwest of H (20). The plan to some extent shows a similar arrangement of buildings to Davis' map, thus they are probably a schematised representation of the same buildings shown on the 1881 map. Two small closes are shown to the south of the buildings. These are still extant (22). The eastern is sunken with steps into it; the OS 1881 does not show any access. An access road runs south and east of the eastern close, as today. A footpath runs north of the house from Tetsworth to the deserted medieval village of Attington (5).

Apart from the demolition of a building to the west and the erection of a stable block and new dwelling also to the west of Attington House, there does not appear to have been any significant change since the OS 1st Edition of 1881.

4.4 Air Photographs

None of the air photographs consulted in the Oxfordshire HER or NMR showed any evidence of the pond extending to the north or to the west, which would be indicative of the presence of a moat.

Aerial photographs (Google Earth) appear to show the remains of ridge and furrow in many of the fields around Attington House and the adjoining Attington Stud. These include the two fields to the west of the drive (SP 6930



Jeffreys' 1766

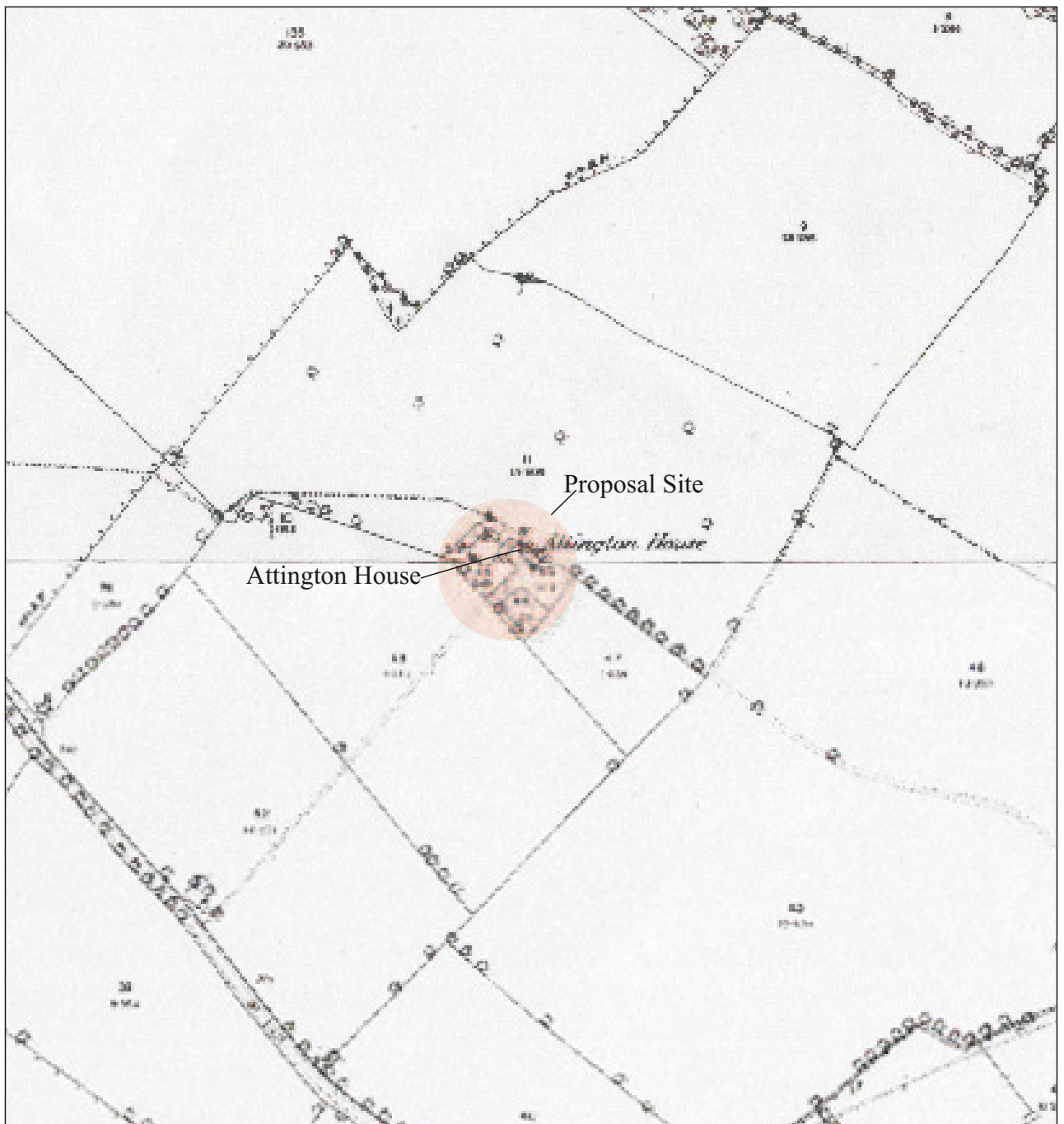
Not to scale



Davis' 1797

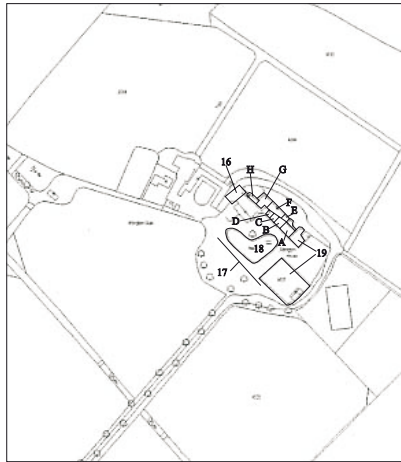
Not to scale

Figure 3. Jeffreys' 1766 & Davis' 1797 Maps showing the three range of buildings

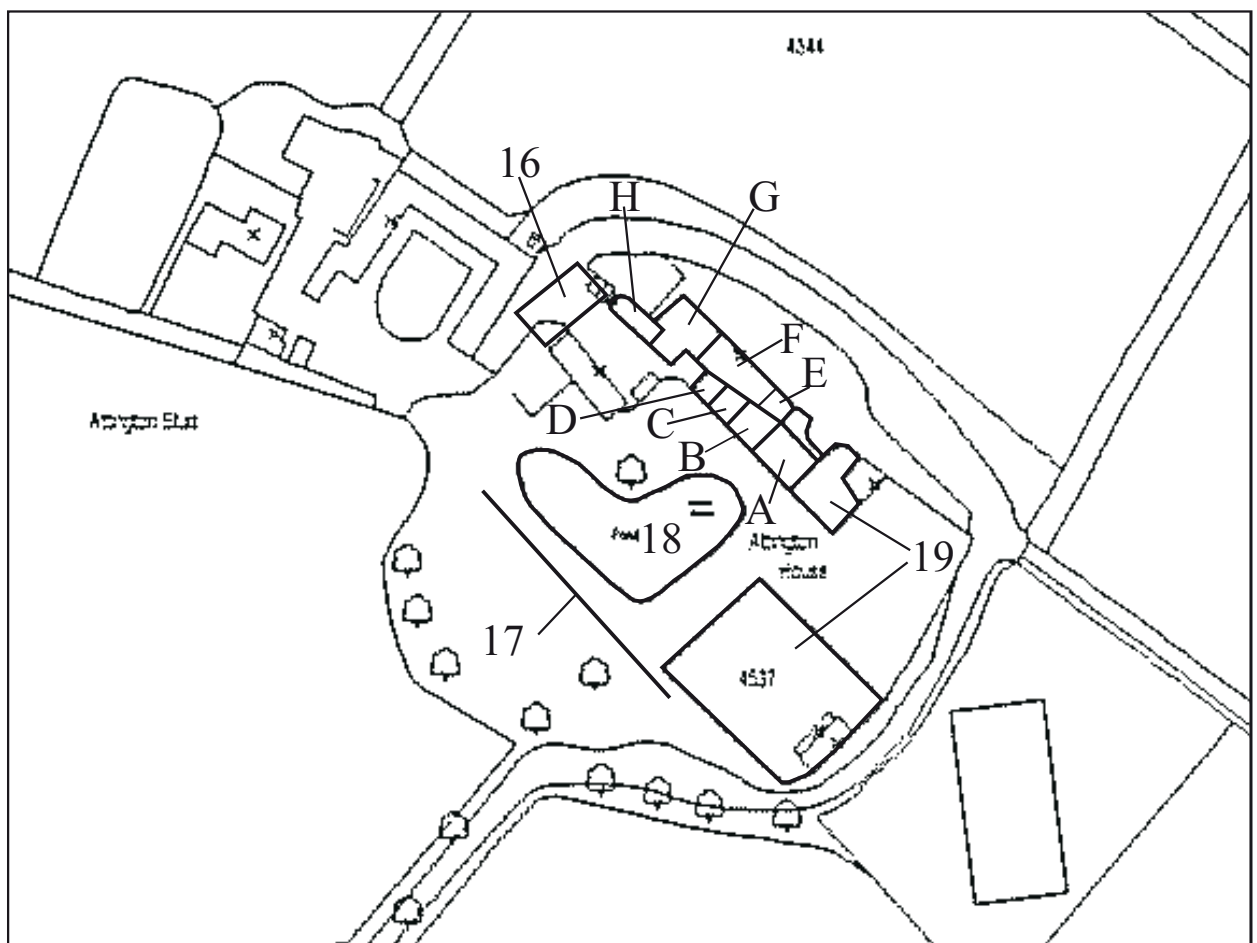


Not to Scale

Figure 5. Composite of OS 1881 6" (Sheets 41.14 & 41.10) 14

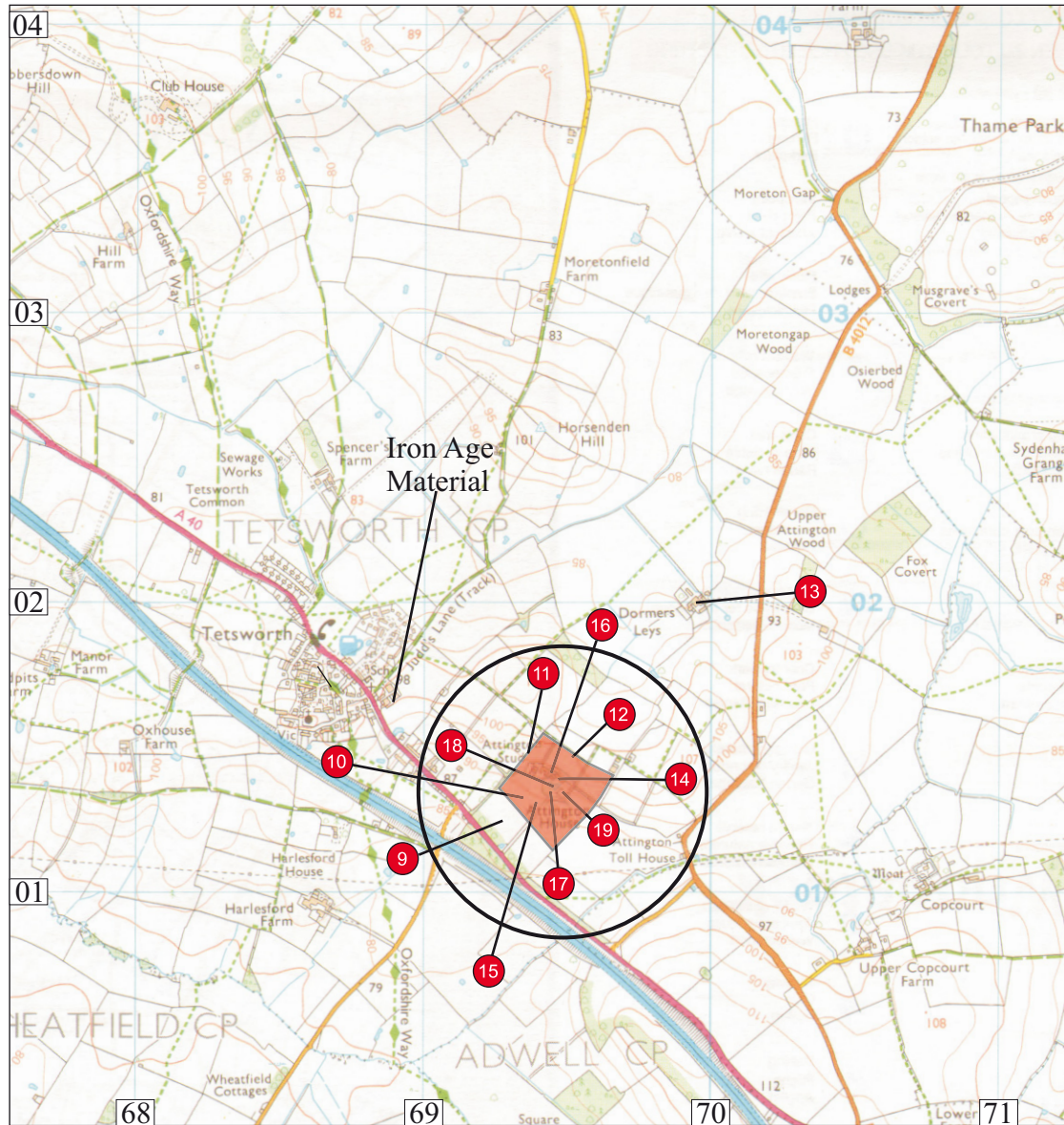


Not to Scale



Not to Scale

Figure 6. Phases of development of Attington House.



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	Location
9-19	Data



Figure 7. Observed Data

0125 (10) & SP 6935 0135 (11)), the field to the northwest of the stud (SP 6935 0145 (12)), and the field to the north of Attington House (SP 6950 0145 (13)).

In the other fields to the east the ridge and furrow is less significant but is still there but only fainter. Excavation suggests that there is no alignment of the ridge and furrow through the grounds of Attington House. Showing up amongst the ridge and furrow in the field to the southwest of the drive there is evidence of a rectangular enclosure (SP 6940 0130 (15)), which was confirmed by later excavation (9).

5 DISCUSSION (Figures 4-5)

5.1 The Archaeological Potential of the Site (Figures 6-7)

A desk-based/historic environment assessment is written as part of the planning procedure. It is designed to be objective and to discuss the potential of the site for archaeology but in this case an evaluation was carried out to confirm or discredit some of the possible explanations propose.

Although the *Victoria County History* has provided a history of Attington (summarised above) there are certain problems that can be identified concerning the integration of the historical records to the archaeology of the site. In the English Place-Name Society volume for Oxfordshire the place-names of Attington Liberty are combined with those of Tetsworth, although some medieval names may be included in the parish names associated with Thame. The name *Blacklands* (8) is recorded on the Tithe Award of *c.* 1840 (Gelling 1953, 145). The name is recorded from *c.* 1200 when the parish was extensively ploughed. This type of name is invariably used for extensive Late Iron-Age and Roman settlement, and sometimes Early Medieval ones, and refers to the black soils, which accumulate through intensive occupation. The designations *Nether* and *Over Blacklands* imply earlier settlement over at least two post-medieval fields. The site has not been located yet. An earlier enclosure has been located to the southwest of Attington House (Yeates 2010); of either Roman or Medieval date due to stratigraphy and ceramic building material. No black soil horizon was identified with this enclosure (possible farmstead or croft).

Some of the problems of the historical evidence concern the use of specific words and terms: manor, tenant, rent, freehold and smallholding, coupled to a further one of linking these specifically to the present location of Attington House (previously Attington Manor (19)). Thus there are problems with how we wish to interpret them. Definitions of these words have been placed in the gazetteer. The crux of the argument concerns whether they specifically refer to an occupied structure or simply a piece of ground. In many of these cases the answer is ambiguous. Though both Attington Abbots and Attington Manor developed as sub-manors of Thame Manor it is only as early as the 14th century that the term was specifically used for Attington House (16 & 19). The word manor is derived from the Latin via French *maner*, which refers to a mansion or habitation that is the principle house or caput on an estate. A

secondary or derived use for the name in English is to the land over which this building or house had control and hence as a division of land coterminous with the estate. Previously we could speculate on the existence of such a building but the evaluation has shown that a timber framed building of a probable 15th century date did predate the present 17th century structure (Yeates 2010). A further foundation with a footing over 1m wide was located on the bank above the house of which this construction is more appropriate to the 11th-13th centuries, although no material culture was found to demonstrate this.

The *Cartulary of Thame Abbey* has two charters that mention croft place-names at Moreton and Attington (Salter 1947, i.52-53). The first gives the name *Hemecroft* and the later refers to *croftam*. The etymology of the word croft given in the Oxford English Dictionary is ambiguous in that it refers to an enclosed plot of land used for cultivation, to which a house is invariably attached, but not necessarily. The English Place-Names Society's interpretation of croft may simply be a 'small enclosed field' (Smith 1956, 113). An archaeological evaluation has shown that clay banks existed to the north and south of Attington House that may form part of an enclosure bank (Yeates 2010). In front of the house the clay bank forms a terrace (Yeates 2010), while further evaluation behind the house showed that part of the terrace behind the house was heightened by the construction of a further clay bank, thus providing extra height. Together they are either the remains of an enclosure bank or two headlands associated with the ridge and furrow in the accompanying fields. The enclosure (10) to the southwest of Attington House (16 & 19) could also represent such a croft or agricultural enclosure attached to Attington Manor.

In respect to the water feature (21) in front of the house much speculation had ensued over the origins of the feature, a medieval moat or a garden pond. Moated sites can vary extensively in their design and size as highlighted by the recent archaeological work at Chalgrove, Oxfordshire (Page, Atherton et al. 2005). The distribution of these moated sites on page 15 of the Chalgrove report shows a cluster of recognised moated sites to the south and east of Chalgrove, but a relatively barren area of these features to the north. The only recognised moat in the Thame and Great Milton area to the south of the River Thame is located at Thame. This in itself does not prove that the Attington House water feature is not medieval, what it does suggest is that the prebendal church and manor did not have a policy of constructing this type of monument. Though the evaluation did not show the cut of the trench for the construction of the water feature it did demonstrate in Trench 10 that the line of the road continued on its same course and that it would have been truncated by the construction for this feature (Yeates 2010). It is, therefore, demonstrated that the water feature post-dates the roadway and it is considered unlikely to be a medieval moat, rather a folly moat designed as a pond of the 1742 garden development is suggested.

Attington Liberty has no mention of a chapel, but the lack of a reference in historical data does not prove that one did not exist. A further manor site in the parish of the prebendal church of Thame, located at North Weston Manor,

did contain a medieval manorial chapel dedicated to Saint James (VCH 1962, 205). What this indicates is that the prebendal church at Thame allowed such chapels to exist, but does not necessarily indicate that there was one at Attington House. That manorial chapels could be constructed is of interest in light of the thick curving wall (apse like) on the bank above the present Attington House (14).

The evaluation on the site also identified kiln remains (though unfortunately these were not retained), which suggests that somewhere on the site of Attington House there are the remains of a pre-late 17th century kiln.

Jeffreys's map (see above, figure 3) is difficult to interpret as a cluster of two linear buildings parallel to the A40 with a further one to the east. One could suggest that the two parallel linears are meant to represent the east end of the present building and the pond in front of it, with the garden building of 1742 at the east end, as indicated by a foundation stone in the garden wall to the northeast of the earliest part of the present building (see architectural assessment). It is unlikely that the pond is displayed in this fashion, as these types of markings are always buildings. The two further possibilities are that this is an inaccurate schematical representation of what is shown on the later maps or that it is a relic representation copied from an earlier unknown map that no longer exists. The evaluation showed that there was a former building line in front of the present house and that a further building sat on the bank above, hence two east-west aligned buildings. However, these were probably demolished by the late 17th century (Yeates 2010).

Davis's map (see above, figure 4) shows the avenue and a central building with an east and a west wing. The OS map of 1881 (see above, figure 5) shows three main buildings, the east end of the present house that is the east structure. Steane and Ayres (2010) suggest that the earliest part of the house dated to the late 17th century and the subsequent phase to *c.* 1742 as indicated by a foundation stone. A small central building, which it could be argued, is the small outbuilding at the western end of the present structure (part H), and a further large building set at right angles to this (20). The large building no longer exists. One might argue that Davis's map, although not accurate shows the same three buildings. One could consider, though not at present be decisive, that the maps indicate three main areas of interest for earlier structures. First under and to the front of the present house as proved by excavation, and to the area immediately south west of the west back range. Evaluation highlighted a further location on the bank behind the present house.

Attington House (16 & 19) at present is a linear building with a front and a back range, with further outbuildings. The building material of the back range is not visible as the walls are heavily rendered. The Front Range is constructed of ragstone and brick with the brickwork forming quoins and dressing. The only previous date placed on the construction of the building is 18th century for the dormer windows in the east end (VCH 1962), but it is apparent that parts of the building are older than this and that there has been many phases (see Steane and Ayres (2010), attached as appendix 1).

The Front Range of the building has four major phases still visible (labelled on figure 5 as parts A-D); while the Back Range has at least four (labelled on figure 5, parts E-H), which are clearly evident besides numerous other alterations to the structure.

The eastern part of the Front Range (part A) has features that place its construction in the 17th-century (Steane and Ayres 2010). This part of the building is allegedly described as a rectangle with cross passage, built of limestone rubble. The internal partitions are of timber. Clifton Taylor and Ireson (1983), quoted as a source for this structure by Steane and Ayres, described the basic design of a house attribute to the 17th century. The windows of this part of the building can be shown to have numerous alterations (Steane and Ayres 2010, Figs. 1, 4, 6, plates 1, 6-8, 10), some of which can be shown to be 17th century in date. The roofline may also have been altered and Steane and Ayres (2010, Figs. 3, 8, plates 3, 5, 10) have suggested that the original roof may have been hipped. The windows inserted into the roof are of an 18th-century date and are hipped dormers (VCH 1962, 170, Steane and Ayres 2010, plates 1-3, 5). Excavations uncovered the remains of a sill to the original doorway in the centre of this part of the building (Yeates 2010), associated with other stone foundations. In the east ragstone wall there are the remains of a wooden rafter end at a different height to the present ceiling and floor levels, which remains unexplained. Internal features can be recognised as *in situ* 17th century features, including: a wooden mullion in the back central first floor window, the first floor ceiling rafters, and also the fireplace in the east room of the ground floor (Steane and Ayres 2010, plates 16-22).

The central part of the Front Range (part B) now contains an 18th-century façade, and is considered a westward extension of the building (Steane and Ayres 2010, Figs. 1, plates 1-2, 9, 12, 25). The foundations of this part of the building are of stone. Steane and Ayres have suggested that the date stone now located in the garden wall, which is of 1742, may come from this part of the house (phase 2 the addition of parts B).

To the rear of the central room of the Front Range (part B) is a further addition (part E) that has been termed a stair tower by Steane and Ayres (2010, Figs. 2, 5, 8, plates 11, 13, 14). Steane and Ayres treat this part of the building as part of phase 2 along with part B. The roof of this part of the building runs north-south. The reason it has been termed a stair tower is its square nature and its proximity to the other staircases in the building, as stairs usually remain in a similar location as the building develops over time. This part of the building is heavily rendered, but it is apparent that the walls are only 9 inches wide with rendering, suggesting that the wall is constructed of brick, or that it is of timber and brick construction (Steane and Ayres 2010). It should be noted that when combined parts A, B and E, the eastern end of the building have a similar plan to part of the 16th century (Elizabethan) structure at Wormsley House (Leggatt 1996, Fig. 31a). This development may be coincidental (in light of the evaluation) although if the stair turret is narrow walled and may be constructed of timber and brick, as suggested by Steane

and Ayres, it may belong to a house for which the façade was found collapsed in front of the present building (Yeates 2010).

There are further additions to the west (parts C and D), which are evident in differences in the roofline and butts in the facade of the building. These are probably later 18th century in date (Steane and Ayres 2010, Fig. 1, plates 9, 15).

Many of the alterations to the windows in this part of the house are of the 19th century, especially the bay windows, some of these have Bath stone surrounds, and presumably a front door was also lost at this date (Steane and Ayres 2010, Figs. 1, 2). The bricks here are of two different types; irregular early hand made bricks (17th century in part A of the house) and also later more regular ones (in the 18th and 19th century part of the house).

There are two further additions to the house in the Back Range to the west of part E (parts F and G). The roof of part F, the central part of the back range is later than the proposed stair tower, as its gablet end extends over the ridge beam of the stair tower (part E), and the roof timbers are built over the roofline of parts B, C and D (Steane and Ayres 2010, plates 13-14). The break between F and G is apparent in a butt evident in the different rendered surfaces at both the front and back of the building, alteration in the colouration of the tiles, thus a join in the roofline, and also a slight variation in the alignment of the building. The central section of the Back Range (part F) has an unusual arrangement in its window locations, but it is not apparent if this is significant.

On the west end of this building is a small agricultural building which has numerous rebuilds evident in its back wall (part H). This structure is on the OS map of 1881 and also probably Davis' map. The building material matches that of the later 17th century house, and it may be roughly contemporary. To the southwest of this and at right angles to it was the location of a further building on the 1881 OS map of some size, which has now been demolished. At present it is only possible to speculate on the use of this building, a barn with agricultural use from which the use of the area for stables developed.

5.2 The Impact of Previous Development on Potential Archaeological Remains

Due to the complicated nature of the phases it is difficult to discuss the previous impact of development on the site. Evaluation has shown that archaeological deposits are evident under the house, in front of the house, and to the rear of the house. Some of the features are truncated but not fully destroyed thus leaving a patchy survival rate.

The construction of the folly moat appears from the evaluation to be part of the garden planned out in 1742 (Yeates 2010). This has truncated earlier features that may have been located in front of a 15th century building; elsewhere the terracing in the garden has redeposited clay deposits.

The building marked on the OS map of 1881 and probably Davis's earlier map show a large building to the west, which is possibly a former house or barn. The alterations to the drive and the spring source in this area may have impacted on earlier archaeology. If the drive and stables are constructed on a relatively thin base and foundations previous disturbance may be minimal and disturbance may only have extended to a depth of 0.15m, though this could be more.

5.3 The Impact of the Proposal Area on Potential Archaeological Remains

With so little consensus on the relative importance or non-importance of the site the impact this proposal has on the Tetsworth environs (into which Attington is placed) is difficult to ascertain. The structural assessment has suggested a far older date for the house than has been previously considered (late 17th century). There are the remains of foundations in front of the building (probably of a 15th century date) and undated foundations on the bank behind the house.

The impact on the archaeology and architecture would be great, as the whole house is to be demolished. The plan shows the new build at a different angle and also further terracing back into the hillside to the rear of the present house. The present plan does not adequately show the elevation of the new terracing around the new build; to what extent the hill will be removed behind or if the ground level is to be raised across the foundations of the present house. If so, then below-ground archaeology will suffer less impact (except for footings or piling), although the above ground archaeology (standing structure) will be totally transformed. If terracing is carried out on the bank behind then all archaeological remains (the bank and foundation as found in the evaluation) will be lost). On the elevation of the building there is a difference in height of some 2m between the present building (*c.* 8.5m) and the proposed building (*c.* 10.7m). This on face value seems insignificant although there is a caveat on the visual height of the building concerning the level of the terrace on which the building is placed, for example if the house terrace is 1m above the present level of the ground then this has to be added to the alteration in elevation of the building on the site over all.

The western building apparent in 1881 on the OS map, if not fully disturbed already may be further damaged with disturbance to any buried remains. The alterations to the drive and also to the spring and water feed to the water feature provide further potential for disturbance to the archaeological remains.

Below the pond, and set into the terrace, a further possible spring site and a cistern are noted; any development of features here will further disturb the lower clay bank.

6 CONCLUSIONS

The development is going to have considerable impact on the standing architectural remains of the site. The architectural assessment of the building has shown that the site is far more complex than previously suspected. The stone foundations may indicate earlier buildings on the site of the east of the house (parts A, B, and E (19)). The extreme west end of the building (part H (20)) is also shown on the earliest maps and could be an agricultural building. The demolition of the site may necessitate a more comprehensive building recording if the county or English Heritage decides. A further building (no longer extant) lay to the southwest of this structure. The alterations around both springs may also have an impact on the archaeological remains of the site. All the features, both standing architecture and buried archaeology, will be impacted upon. Appropriate cultural resource strategy comprising targeted archaeological fieldwork as well as architectural examination of the older parts of the standing buildings may well be required, by the County Archaeological Service, ahead of development as part of a scheme of mitigation to enable the determination of the proposed planning application. This is in line with *PPS5*.

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7.2 Historic Maps

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- Jeffreys' Map 1768 Oxfordshire
- OS 1881 1st edition

7.3 GAZETTEER OF SITES ON THE HISTORIC ENVIRONMENT RECORD

PERIOD	JMHS ID	HER ID	NGR (SP)	DESCRIPTION
Roman				
	1:i	PRN 5350	SP 6840 0155	Copt Hay: A Roman gully of the 4 th century, and other pre-11 th century remains.
Medieval				
	2	PRN 21465 PRN MOX17278	SP 68813 01618	80 High Street (Tetsworth Manor?): Plot's map of 1676 shows a manor house between Tetsworth and Thame Park, which is Tetsworth Manor, and is marked on his map as 141, which corresponds to the coat of arms of the Petty Family; which lay on the north side of the A40. It is either demolished, or could be 80 High Street (a significant building of a comparable date).
	1:ii	PRN 4095 PRN 5350	SP 685 015 (gen. SMV no) SP 6840 0155	Copt Hay: An enclosure and building of the 11 th -13 th centuries excavated in advance of the M40 construction.
	3	PRN 15830	SP 6867 0163	Gilson's Close: Medieval activity was identified which ended in the 13 th century.
	4	PRN 4095	SP 685 015 (gen. SMV no.)	Church Piece: Medieval occupation from 11 th to the 15 th centuries located to the south of the church.
	5	PRN 855	SP 7005 0170	Attington DMV: Earthworks of a medieval hamlet cut by the construction of the B4012 (a toll road).
Undated: Medieval/Post- Medieval				
	6	PRN 5809	SP 6929 0110	Hollow-way: An undated hollow-way that has now been destroyed by the construction of the M40.
Post-Medieval				
	7	PRN 10201 NMR 249119	SP 6990 0112	Turnpike and Tollhouse: The remains of a turnpike and tollhouse of c. 1770, the building is Grade II listed.

7.4 GAZETTEER OF FEATURES NOT ON HISTORIC ENVIRONMENT RECORD

PERIOD	JMHS ID	HER ID	NGR (SP)	DESCRIPTION
Roman				
	8		(unlocated)	'Blackland' place-name: This place-name is generally an indicator of intensive human settlement. It occurs on the Tetsworth Enclosure Award, which included the liberty of Attington. Iron Age pottery has been recovered from the Swan Hotel (PRN 15598 SP 6873 0179) and Roman pottery from Copt Hey (PRN 5350).
	9		SP 6940 0130	Enclosure: An enclosure identified on aerial photographs and in excavations. Roman or Medieval.
Medieval				
	10	-	SP 6930 0125	Ridge and Furrow: Medieval ridge and furrow running northeast to southwest.
	11	-	SP 6935 0135	Ridge and Furrow: Medieval ridge and Furrow running northeast to southwest.
	12	-	SP 6935 0145	Ridge and furrow: Medieval ridge and furrow.
	13	-	SP 6950 0145	Ridge and Furrow: Medieval ridge and furrow running northeast to southwest.
	14	-	SP 6948 0142	Wall: A curving wall that predates the late 17 th century layout, and is older probably medieval.
	15	-	SP 69450 01325	Enclosure Bank: The remains of a bank either an enclosure or agricultural headlands.
Late/Post-Medieval				
	16	-	SP 6947 0140	Wall: An earlier phase of Attington House constructed of wood and brick, probably of the 15 th century
	17	-	SP 693 013	The Drive: Parts of an earlier 15 th -16 th century garden.
	18	-	SP 6995 0200	Dormers Leys Farm (Attington Abbots): The remains of a farmhouse believed to be the location of the manor of Attington Abbots. No assessment carried out of the site as yet.
	19	-	SP 6947 0140	Attington House (Manor): A building of many phases. The earliest recognised phases date to the 17 th century, but later 18 th and 19 th phases can be recognised. The site is referred to as a manor in the 14 th century, which may be indicative of a structure being on the site at that date.
Pos. Medieval/Post-Medieval				
	20	-	SP 6942 0142	Attington House large and small west buildings: The maps of 1797 and 1881 show the remains of a large building, which would be located between Attington House and the Stud. Alongside this there is a smaller building which survives attached to the west end of Attington House (listed as part H). The buildings may lie inside a yard. They are of an unknown date but could be the earlier manor or agricultural buildings.

PERIOD	JMHS ID	HER ID	NGR (SP)	DESCRIPTION
	21	-	SP 69450 01370	Water feature: The pond in front of Attington House thought by some to be a moat, is probably a folly moat of the 1742 garden. The cut for this feature has truncated the course of the drive, which presumably led up to the Tudor timber framed and brick lime-washed structure.
Post-Medieval				
	22	-	SP 69500 01375	Attington House gardens: The remains of a post-medieval garden, of which the exact date of construction is unknown. There is a plaque with a date of 1742, but Steane and Ayres (2009) believe that this has been moved.

APPENDIX 1

Historical/Archaeological Report on Attington House, Tetsworth, Oxfordshire

by

John Steane and James Ayres

Historical/Archaeological Report on

Attington House, Tetsworth, Oxfordshire

1. Introduction

Following an invitation to submit an estimate for undertaking an archaeological survey of the above property, John Steane, consultant archaeologist and James Ayres visited the site on 19th April 2010. They were courteously met by Mr Jarvey, the owner, who showed them round the building.

2. Location and early history

Attington is “Attendune” in Domesday Book and is reckoned to mean “Eatta’s hill” (Gelling, 1, 144). The house is away from the site of the village which lies quarter of a mile south of Dormer Leys Farm. Attington was taxed with Moreton in 1334. It was formerly in Thame. Depopulation connected with enclosure began c1450. Much of the land then was held by ten tenants and was owned by Thame Abbey, and Drew Barantyne. Geoffrey Donner, wool stapler, bought the manor around 1475. Attington House stands to one side of an L-shaped moated site. No trace of the house that was once served by this moat remains visible above ground although the random limestone rubble at the eastern end of the present house may derive from this building.

3. Architectural description

The present house began as a rectangular dwelling with a central cross passage, built of Headington or Wheatley rubble limestone (Clifton Taylor and Ireson 1983) with brick quoins and returns to window and door openings (see fig 1). The wall thickness in these masonry walls is some 17 inches (45.2 cm). The brick east gable suggests that the roof was once hipped, at least at this end (see fig 3). Internally partition walls were of timber frame construction (see plan fig 5). Most of the window openings have been enlarged to accommodate sashes but one original two light (enlarged to three) mullioned window survives in the rear elevation (figs 4 and 6). We date this house, the first phase, to the late 17th century.

Phase Two saw the extension of the house in a westerly direction by a ground floor room and a chamber over (see fig 1). This part of the house is built of brick on a stone footing with a high offset of a water table. The walls are some 15 inches thick (38.1 cm). The vertical straight joint on the south front and the brick gable visible inside the roof space show the extent of this extension to the west (see figs 1 and 8). In addition to these two rooms, one above the other, a staircase turret was built at the rear (north) with a gabled roof set at right angles to the main range. The walls of this turret are a mere nine inches (22.9 cm) thick. This suggests that under its external rough cast and internal plaster it is of timber frame construction, or of brick. The end wall (west) of this addition may have been the original location of the date stone now built into a garden wall (fig 7) or the date stone could have been placed over a door. The date 1742 is consistent with the period of this second phase.

This was probably the phase when the 17th century casement windows began to be replaced by sashes (see fig 4).

In later periods the house was increased in size still further to the west and north – to encompass the stair turret. To give an apparent unity to these disparate developments many of the external elevations have been roughcast (see fig 2). The stone and brick of the south front and much of the first phase house remains visible. In the late 19th century three bay windows were added to the ground floor rooms of the south, front bays that are built of Bath stone.

Phases one and two constitute about one third of the total house. These two components are of some interest and importance and worthy of preservation.

John Steane MA FSA Oxford

James Ayres FSA Bath



Figure 1. The Front or South elevation



Figure 2. The rear or north elevation.



Figure 3. East end elevation

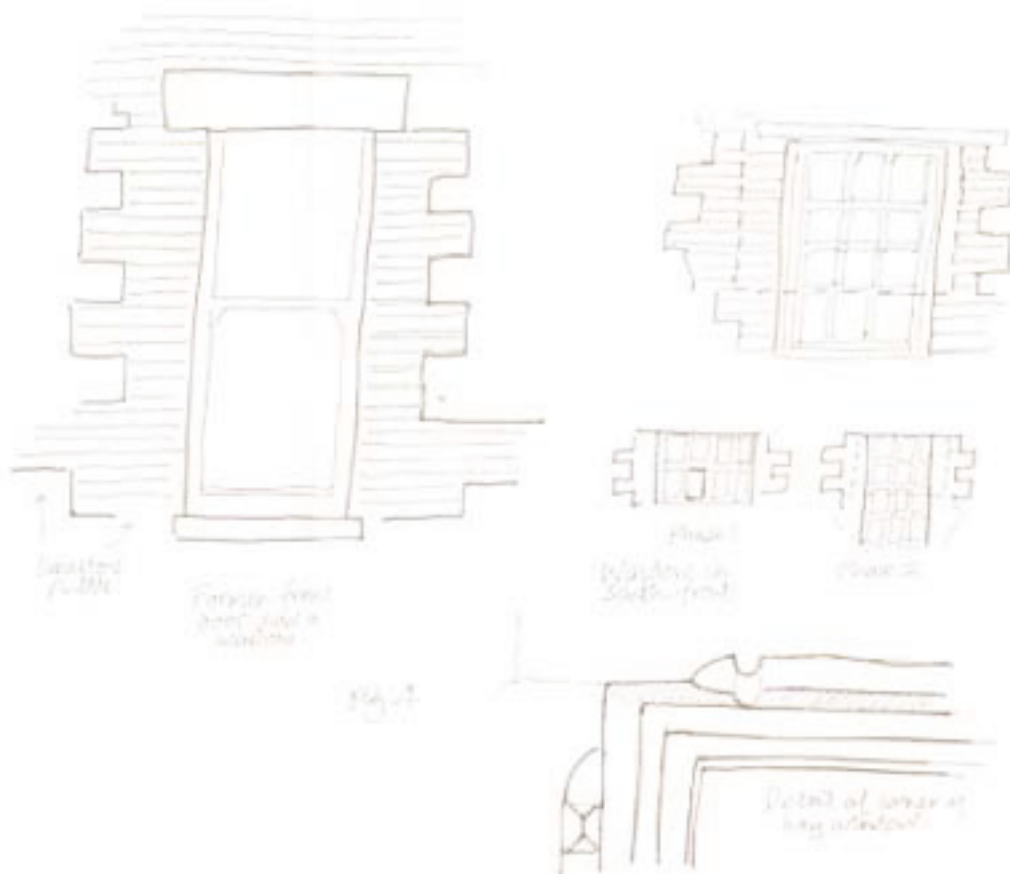


Figure 4. Sketches of various windows with indications of reconstruction.

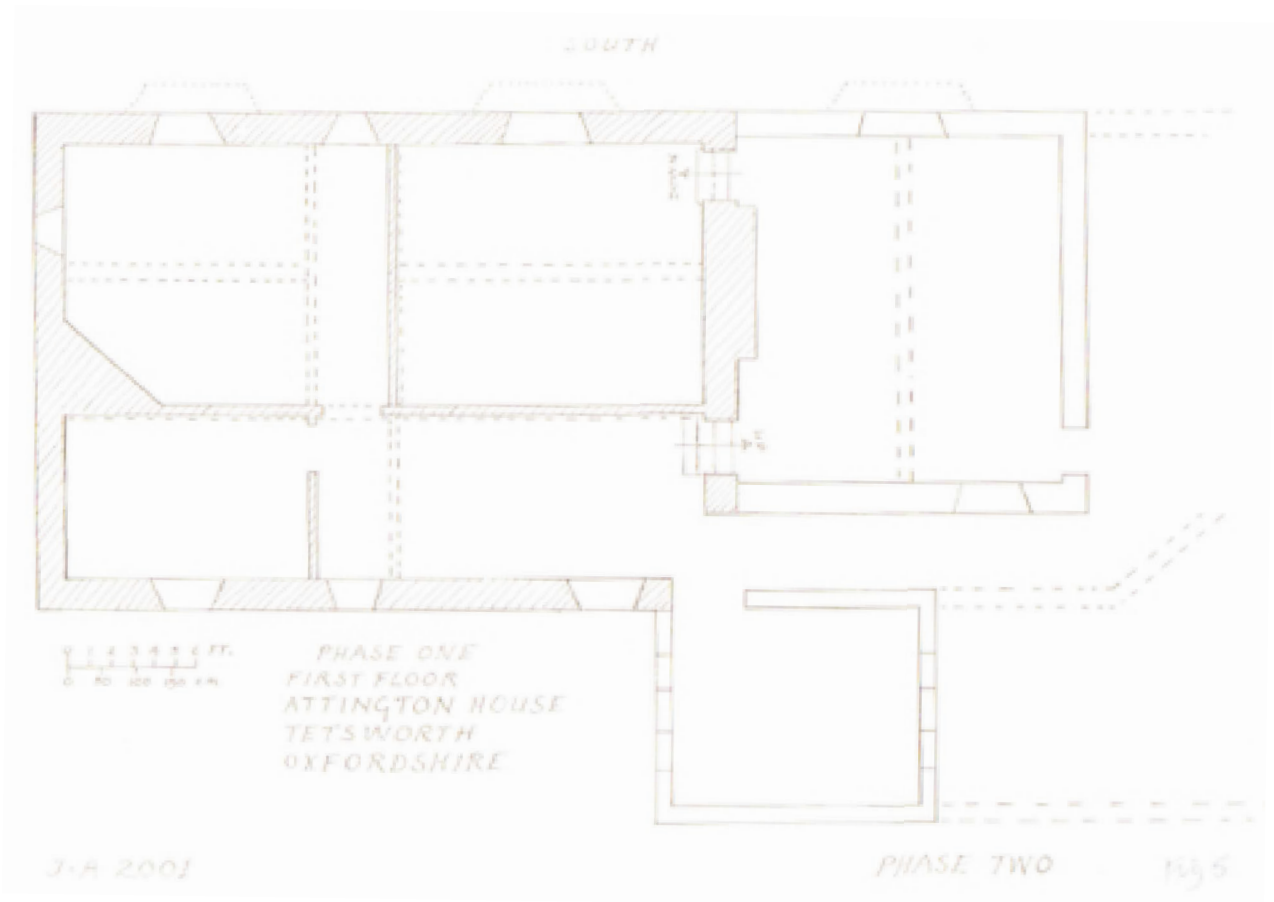


Figure 5. Phased plan of the east end of Attington House

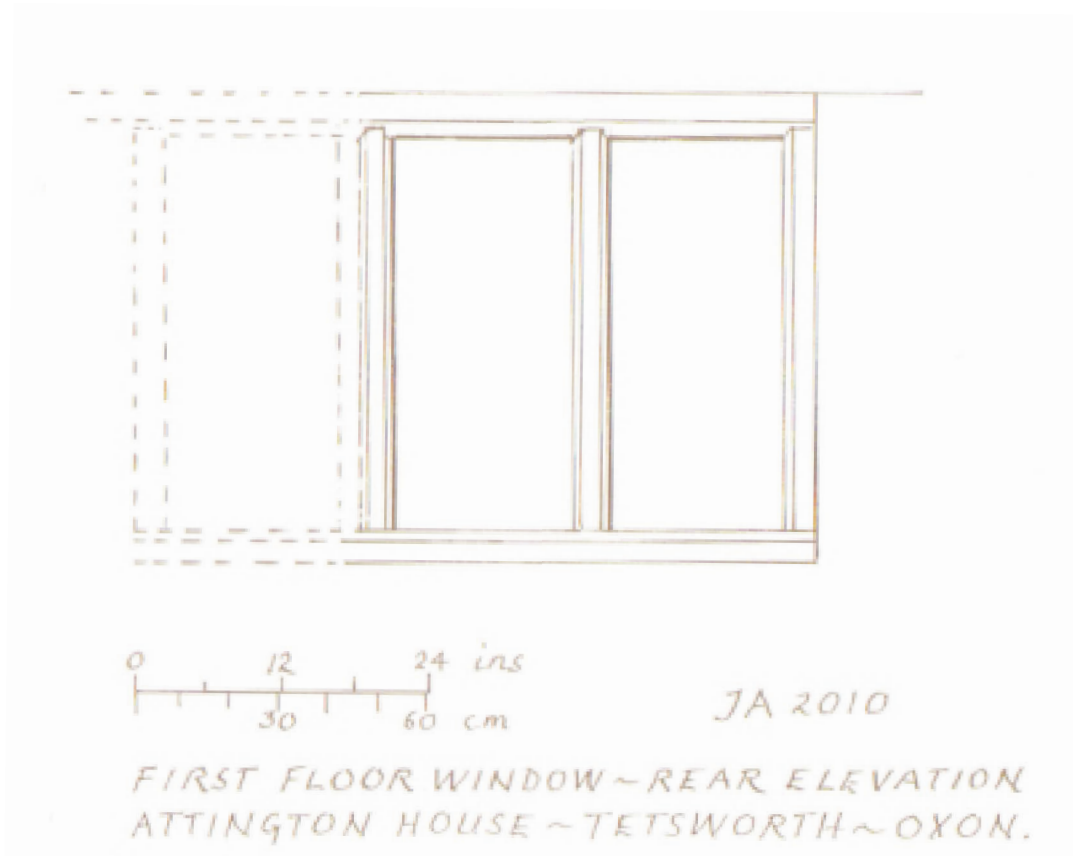


Figure. 6 The mullioned window at rear of the house, which has been extended.

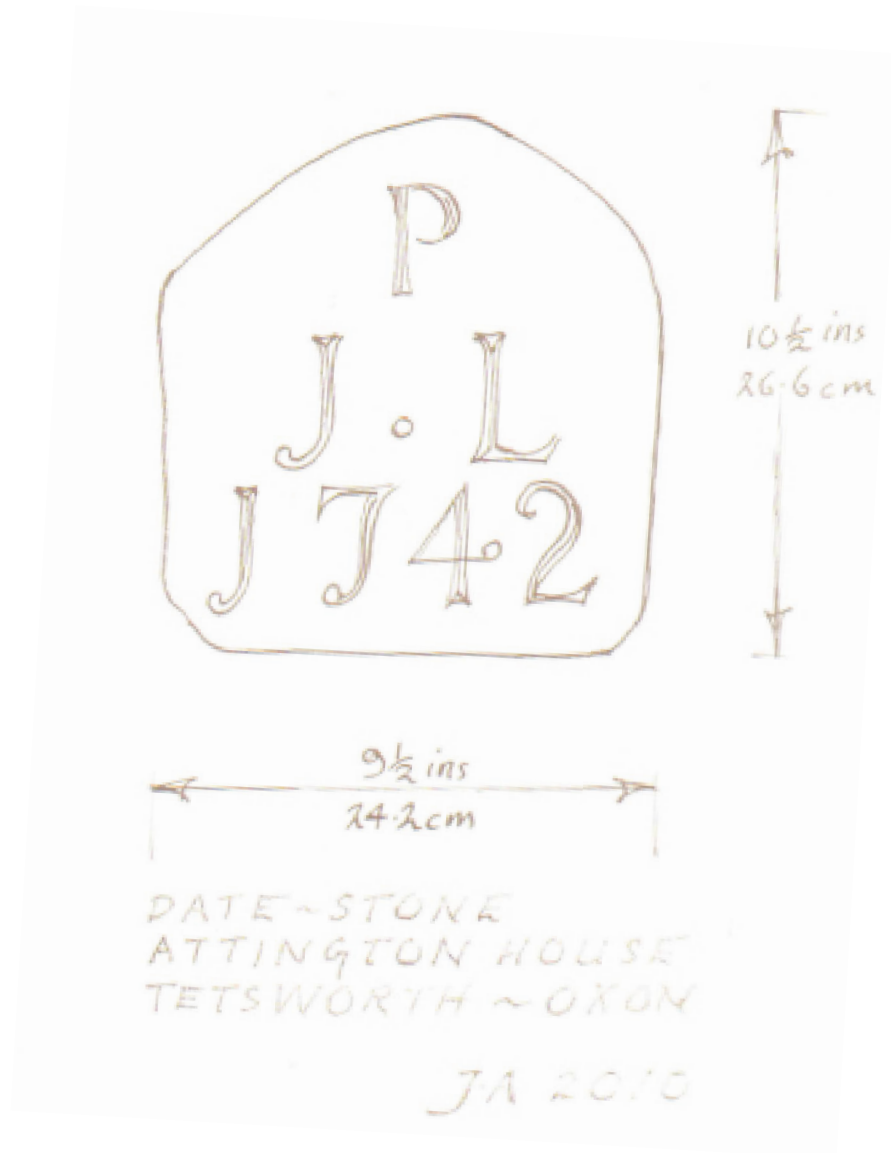


Figure 7. The date plaque from the garden wall



Figure 8. Reconstruction Sketches of Attington House (1st and 2nd phases)



Plate 1: South front. Note 17th century wing to right, also one bay of 18th century work to left and 19th century extension to left of this.



Plate 2: South front as seen from across the moat.



Plate 3: House from the south east. Note the brick gable which may have formerly been hipped.



Plate 4: First floor window in east gable.



Plate 5: East gable. Note the brick quoins and rounded jambs of doorway.



Plate 6: First floor window in south front of first phase building. Note the straight joints indicating that the window was formerly wider and shorter.



Plate 7: First floor window in south front. West end of first phase.



Plate 8: First floor window in south front. Note that the window was formerly wider and shorter.



Plate 9: Detail of the south front showing the second phase (brick with stone footings) and the junction with western extension.



Plate 10: Rear, north elevation at east end. Note the blocked windows and doorways, also the early window in the centre of the first floor.



Plate 11 Stair turret from the north east.
Note the roughcast..



Plate 12: Quoin of phase one with water table. Later (18th century) build to left (west) south front.



Plate 13: North elevation showing first phase house to left (east) and gabled second phase stair turret centre.



Plate 14: North west extension. Probably 19th century.



Plate 15: West gable of late extension.



Plate 16: East sitting room. Ground floor.



Plate 17: 20th century marble chimney piece with antique elements. East sitting room.



Plate 18: 18th century frieze panel in chimney piece (see 17).



Plate 19: Regency patera in chimney piece.
East sitting room.



Plate 20: Stopped and chamfered summer beam in south
east first floor.



Plate 21 Timber framed partition wall visible on south side of first floor in north east room.



Plate 22: First phase two light window (to the right) mullioned window in rear (north elevation) at first floor.



Plate 23: Main stairs at first floor.

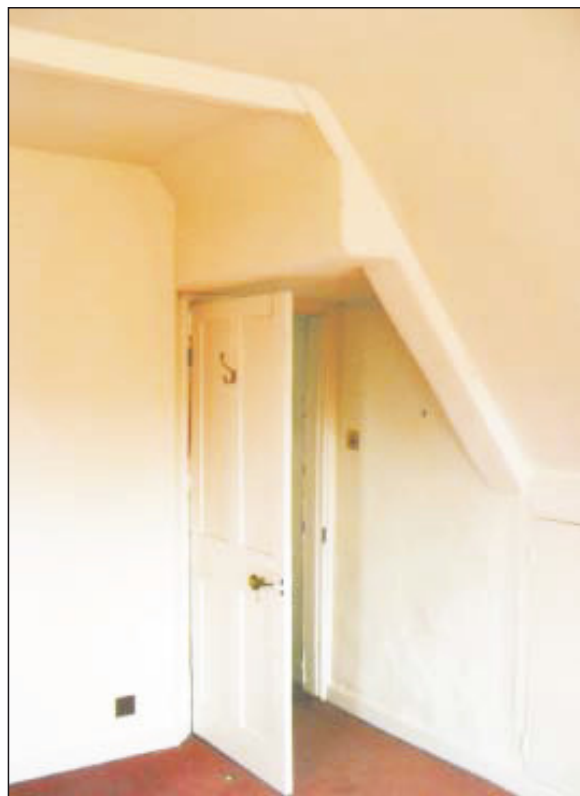


Plate 24: North west corner of second floor east room.



Plate 25: First floor, east room. 18th century (?) boxed beams.

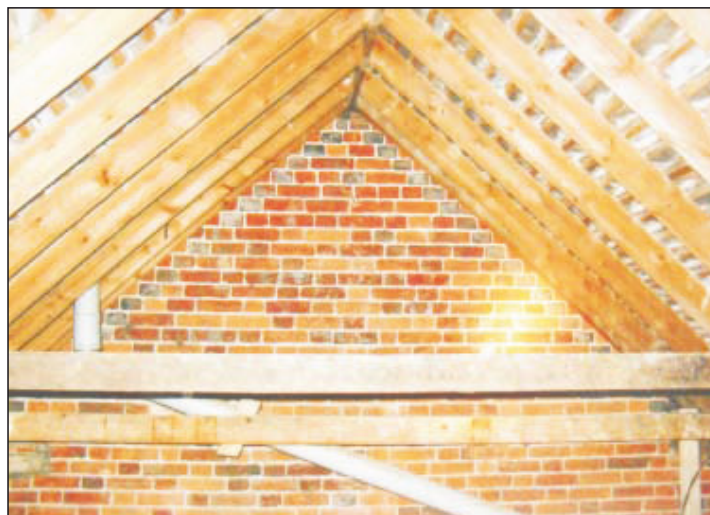


Plate 26: Western extension roof, looking east, showing the west gable of phase two.



Plate 27: East roof looking east.



Plate 28: Roof over phase 2, looking east.



Plate 29: Date stone now in garden wall.

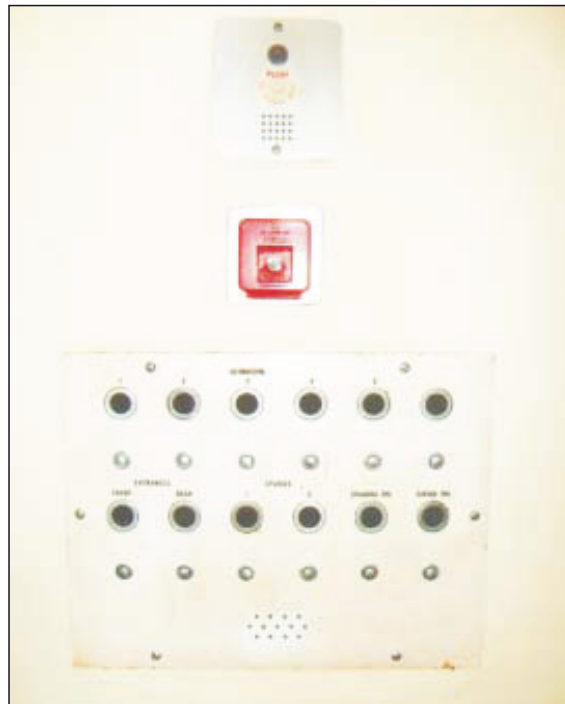


Plate 30: Bell control panel, 20th century.



Plate 31: Further western extension roof, showing sarking boards, looking east.

APPENDIX 2

Glossary

by

Stephen Yeates

GLOSSARY OF HISTORICAL AND ARCHAEOLOGICAL TERMS

Caput (Latin): A Latin word of which the etymology is head, it refers to the central place of government in a lay manorial or ecclesiastical context.

Chancery: The chancellorship or the court of the chancellor of England.

Chapel/chapelry: Medieval churches without the status of a parish church, usually these were annexed to a mother church (with parish) as a chapel of ease. The mother church had the right to any tithes (tenths), and other forms of revenue that was attached to that chapel. These were often established due to difficulties of villagers in isolated villages or hamlets from attending the mother church. The area of the parish (or district) attached to the chapel of ease was termed a chapelry (see also liberty and township). There were also free chapels, which were not chapels of ease, but which were established in the territory of a mother church (parish), but was not annexed to or attached to that mother church in the same way.

Currency (pre-decimalisation): Farthing= $\frac{1}{4}$ d; Halfpenny= $\frac{1}{2}$ d; Penny=1d; 1 Schilling=12d or 1s; 1 Florin or Dollar=24d; $\frac{1}{2}$ Crown=2 $\frac{1}{2}$ s=30d; Crown=60d or £ $\frac{1}{4}$; 1 Mark=160d or £ $\frac{2}{3}$; Libra Pound or Sovereign=240d=20s

Demesne: Of or belonging to the lord, from Latin *Dominicus*.

DMV: The initials DMV refer to a Deserted Medieval Village, they are often large archaeological sites containing the earthworks of collapsed dwellings and enclosure boundaries, set around a planned road system. The reason for their desertion may be for various reasons economical failure, socio-political enforcement (forced abandonment by a lay lord or ecclesiastical lord due to economic policy alterations), or plague. Other sites are known as SMV, Shrunk Medieval Settlement.

Extra-parochial: An area of land that is not legally attached to a parish church. This normally occurs in respect to ancient hunting lands, for example in the Forest of Dean where the central area of the royal hunting land. The term could also be applied to a decayed parish (a church or mother church which had lost all of its inhabitancy).

Enfeoff: To invest with a fief, or to be put in possession of a fee.

Fee: An estate or hereditary land that is held by paying homage and service to a superior lord. The person holding the fee can, therefore, hold a fee from the king, a bishop or a lord. The type of service required was normally that of a knight, but was also termed a knights-fee or a lay-fee, besides others. The word is derived from the Germanic languages and has an etymology of ‘cattle-property’.

Freehold/freeholder: The holding of an estate or office by tenure. A freeholder is someone who holds this tenure.

Hearth Tax: A charge made on every hearth in a home (which didn’t have exemption) of 2s per annum.

HER: The initials stand for Historic Environment Record, a database of archaeological sites at local planning authorities (at County or Unitary Authority level).

Hide: A unit of land measurement, which was considered to cover an area of ground that could maintain an extended family. It was reckoned generally to be 120acres, but this varied in some places across the country depending on the productivity of the soils. In some areas the land covered may have been as much as 180acres.

Inclosers: Those wishing to inclose the land.

- Inclosure:** Archaic form of the word enclosure, used in respect to Inclosure maps, documents consisting of a map, showing the division of the land, and also an apportionment, which details the owner of the land and also the name. Before this procedure most villages had open fields in which all villagers had an allotted portion as a tenant.
- Iron Age:** An archaeological name attributed the last of the prehistoric periods normally attributed BC 800 to AD 43. The prehistoric periods are so named from alterations in technology, thus the Iron Age refers to a period in which iron production became generally wide spread, but not introduced. Iron production commenced in Anatolia (Turkey) c. 2000 BC and was introduced into the British Isles at the latter part of the second millennium BC. The Age is generally divided up into three smaller periods or phases: Early Iron Age (800-500/400 BC), Middle Iron Age (500/400-150/100 BC) and the Late Iron Age (150/100 BC-AD 43).
- Liberty:** An area of a parish not classed as a chapelry or township that has certain rights or freedoms.
- Manor:** A dwelling or habitation that is the principal house on an estate. The name has as a secondary meaning an area of land attached to the manor, this is transferred from the house originally to the estate.
- Medieval:** Used for a historical and an archaeological period from AD 410 (the alleged date in which Roman military forces abandoned Britain) through to AD 1485 (the date of the Battle of Bosworth Field). The period is alternatively called the middle ages.
- NMR:** The initials stand for National Monuments Record, this is an archaeological database held by English Heritage at Swindon.
- Post-medieval:** A historical and archaeological time period generally interpreted as commencing after the Battle of Bosworth Field in AD 1485. Some authorities interpret the period as continuing to the present day, while other state that it terminated in 1800, and that the industrial period commenced at that date.
- Prebendal:** A medieval term awarded to certain prestigious church sites. The term was first used in the late 11th or early 12th centuries AD.
- Roman:** The name given to an historical or archaeological period of Britain from AD 43 (the date of the Claudian Invasion) and AD 410 (when Roman military forces are reputed to have left). There is much debate about the authenticity of this last date, and even claims that the Imperial letter withdrawing Roman military authority from Britain is a forgery, which has been greatly misused.
- Rotuli Hundredorum** (Latin text): A series of rolls (*rotuli*) that lists the assets of all the hundreds (*Hundredorum*) in England from the 13th century. The audits were carried out in the reigns of Henry III and Edward I.
- Smallholder:** A person or tenant who owns or rents a small area of land.
- Sub-manor:** A manor (building or the estate) that is subject to a larger manor.
- Terrier:** A post-medieval document giving accounts of dues received by vicars and priests.
- Tithe Award:** A post-medieval document consisting of a map (showing owners and names of fields) and an apportionment (details of those fields).
- Tudor:** The name given to an English royal family who ruled Britain from 1485-1603. The term is thus used to describe an historical period and certain developments that occurred in that period.
- Virgate:** A unit of land measurement rated at ¼ of a hide.

Wool Stapler: A wool merchant. Using the term 'staple' referring to a town or principle place with a body of merchants selling a specific commodity. The term may be used specifically for those with a royal appointment, and thus were people able to control their market, the wool trade.

GLOSSARY OF ARCHITECTURAL AND ARCHAEOLOGICAL TERMS

Enclosure: An area of ground enclosed by a ditch, bank and ditch, fence, or wall.

Dormer: A window projecting from the line of the roof and possessing a roof of its own.

Gable: The head of a wall at the end of a pitched roof, they are usually triangular in shape and set within the roofline, but some have decorative shapes.

Hipped Roof: A roof with sloped ends as opposed to gables. A half-hipped roof has partially sloping ends and a partial gable.

Hollow-way: The remains of an ancient trackway that has been eroded away by use.

Moat: A ditch, either dry or flooded, which surrounds a manorial site.

Mullion: The slender vertical member dividing the lights in a window or screen.

Ragstone: Stone from Cretaceous Lower Greensand beds.

Ridge and furrow: A formation created by the ploughing process in medieval open fields. The process removes soil from the furrow and places it on the ridge, thus archaeological survival under these fields is variable, being truncated in the furrow, but often surviving due to the greater depth of soil under the ridge.

Tollhouse: A building constructed at either end of a toll road, they usually have distinct polygonal designs. The resident of these houses made charges for the use of the toll road.