

JOHN MOORE HERITAGE SERVICES

**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT
OF
LAND TO THE REAR OF 90 HIGH STREET,
MARLOW, BUCKINGHAMSHIRE**

*On behalf of
Talmage Homes Ltd.*

APRIL 2011

REPORT FOR Talmage Homes Ltd.
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CONTENTS

	Page	
<i>SUMMARY</i>	1	
1 INTRODUCTION	2	
1.1 Origins of the Report	2	
1.2 Planning Guidelines and Policies	2	
1.2.1 Government Planning Policy Guidance	2	
1.2.2 The Buckinghamshire Structure Plan	2	
1.2.3 Wycombe Local Plan	3	
1.3 Aims and Objectives	3	
1.4 Methodology	4	
2 THE SITE	5	
3 PROPOSED SCHEME OF DEVELOPMENT	5	
4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND	6	
4.1 Historical Background	6	
4.2 Cartographic Evidence	9	
4.3 Known Archaeological Sites	10	
5 DISCUSSION	12	
6 CONCLUSION	12	
7 BIBLIOGRAPHY	13	
7.1 Books and Documents	13	
7.2 Historic Maps	13	
APPENDIX A – BUCKINGHAMSHIRE HER MAP	14	
 FIGURES		
Figure 1	Site location	5
Figure 2	Detail from the Tithe Map of 1843	9
Figure 3	Detail from the Inclosure Map of 1855	9
Figure 4	Detail from the 1:500 OS Map of 1879	10

SUMMARY

This archaeological desk-based assessment was commissioned as part of the consideration to develop an area to accommodate six terraced dwellings (1x 2 bed and 5 x 3 bed) with associated parking, bin storage and landscaping on land to the rear of 90 High Street, Marlow, Buckinghamshire.

The records would suggest that there is a relatively high potential for buried archaeological remains of medieval or later date to exist within the area of the proposed development. These archaeological remains could include houses, cellars and pits. All could contain valuable information regarding the development of Marlow.

The developments location within the rear plots of the High Street would have little or no impact on the character of the Conservation Area.

1 INTRODUCTION

1.1 Origins of the Report

This archaeological desk-based assessment was commissioned by Stupples Consulting on behalf of Talmage Homes Ltd as part of the consideration of a proposal for a development on land to the rear of 90 High Street, Marlow, Buckinghamshire.

1.2 Planning Guidelines and Policies

This report has been prepared in accordance with Planning for the Historic Environment (PPS 5) issued by the Department for Communities and Local Government (2010); and with the policies relevant to archaeology in the *Buckinghamshire Structure Plan 2011* (1996). In format and contents this report conforms to the standards outlined in the Institute for Archaeologists' guidance paper for desk-based assessments (IfA revised 2008).

1.2.1 Government Planning Policy Guidance

Planning for the Historic Environment (PPS 5 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.

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.

1.2.2 The Buckinghamshire Structure Plan

The Buckinghamshire Structure Plan (1996) highlights includes only a single policy that will affect this development:

HE1 – Permission will not be given for any development, which would endanger, or have a significant adverse effect on the character or appearance and/or setting of the following:

- a) Listed Buildings
- b) Scheduled Ancient Monuments and other important archaeological sites

- c) Historic Parks or Gardens
- d) Conservation Areas

Proposals which would enhance any of these features would generally be encouraged provided that there is no significant conflict with any other relevant policies of this plan.

1.2.3 Wycombe Local Plan

The Wycombe Local Plan (2004) highlights several key policies that will affect this development:

HE1 - 1. DEVELOPMENT REQUIRING THE DEMOLITION OF A LISTED BUILDING OR ANY BUILDING LISTED BY VIRTUE OF BEING WITHIN ITS CURTILAGE, WILL ONLY BE PERMITTED IF, WHERE RELEVANT, THE FOLLOWING CRITERIA ARE MET:

- a. IT IS NOT POSSIBLE TO CONTINUE TO USE THE LISTED BUILDING FOR ITS EXISTING, PREVIOUS OR ORIGINAL PURPOSE OR FUNCTION, AND;
- b. EVERY EFFORT HAS BEEN MADE TO CONTINUE THE PRESENT USE OR TO FIND ANOTHER USE, WITH OR WITHOUT PHYSICAL ALTERATION, OR;
- c. THE HISTORIC CHARACTER OR APPEARANCE OF THE MAIN BUILDING WOULD BE RESTORED OR IMPROVED BY THE DEMOLITION OF CURTILAGE BUILDING (S), OR;
- d. SUBSTANTIAL BENEFITS TO THE COMMUNITY WOULD DERIVE FROM THE NATURE, FORM AND FUNCTION OF THE PROPOSED DEVELOPMENT, AND (IN ALL CASES);
- e. DEMOLITION WOULD NOT RESULT IN THE CREATION OF A PERMANENTLY CLEARED SITE TO THE DETRIMENT OF ADJACENT LISTED BUILDINGS.

2. IF PERMISSION IS GRANTED IN CONFORMITY WITH ANY OF THE ABOVE CRITERIA, IT WILL BE MADE SUBJECT TO A CONDITION, AGREEMENT OR UNDERTAKING THAT ANY NECESSARY DEMOLITION IS NOT TO BE CARRIED OUT UNTIL ALL THE RELEVANT DETAILS OF THE SUCCESSOR DEVELOPMENT HAVE BEEN APPROVED AND A CONTRACT HAS BEEN ENTERED INTO FOR ITS SUBSEQUENT EXECUTION.

HE3 - PLANNING PERMISSION WILL NOT BE GRANTED FOR DEVELOPMENT, WHICH WOULD ADVERSELY AFFECT THE SETTING OF ANY LISTED BUILDING.

HE6 - 1. THE DISTRICT COUNCIL WILL REQUIRE PROPOSALS FOR NEW DEVELOPMENT IN CONSERVATION AREAS TO PRESERVE OR ENHANCE ITS SPECIAL CHARACTER OR APPEARANCE.
2. PROPOSALS WILL BE ASSESSED AGAINST THE CONSERVATION AREA CHARACTER SURVEY FOR THAT AREA WHERE PRODUCED.

HE10 - IN THE HISTORIC TOWNS OF HIGH WYCOMBE, MARLOW AND PRINCES RISBOROUGH, THE BURGAGE AND OTHER HISTORIC PLOTS TO THE REAR OF PRINCIPAL STREETS WILL GENERALLY BE PROTECTED FROM AMALGAMATION AND DEVELOPMENT THAT WOULD DIMINISH THEIR HISTORIC INTEREST AND VALUE.

HE19 - 1. PLANNING PERMISSION WILL NOT BE GRANTED FOR ANY PROPOSED DEVELOPMENT WHICH WOULD HARM UNSCHEDULED ARCHAEOLOGICAL REMAINS OR THEIR SETTING WHICH ARE CONSIDERED TO BE OF COUNTY, REGIONAL OR NATIONAL IMPORTANCE AND WORTHY OF PRESERVATION.

2. ON SOME SITES IT MAY BE POSSIBLE TO ACCOMMODATE THE PROPOSED DEVELOPMENT AND KEEP IMPORTANT REMAINS IN SITU. PLANNING PERMISSION MAY BE GRANTED WHERE THE APPLICANT CAN DEMONSTRATE, TO THE SATISFACTION OF THE COUNCIL, THAT THE IMPORTANT REMAINS WILL BE PHYSICALLY PRESERVED IN SITU WITHOUT HARM TO THEM. DETAILS TO ENSURE THIS SHOULD BE SUBMITTED TO THE COUNCIL AS PART OF THE PLANNING APPLICATION.

3. IN CASES WHERE THE PRESERVATION OF ARCHAEOLOGICAL REMAINS IN SITU IS NOT MERITED, PLANNING PERMISSION MAY BE GRANTED SUBJECT TO PROVISION BEING MADE FOR ARCHAEOLOGICAL EXCAVATION AND RECORDING TO THE SATISFACTION OF THE COUNCIL.

1.3 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 PPS 5 by presenting a synthetic account of the available archaeological and historic data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for

the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.

In accordance with PPS 5, 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 revised 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 IfA *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 PPS 5, the desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

1.4 Methodology

The format of the report is adapted from an Institute for Archaeologist *Standard Guidance* paper (IfA, revised 2008).

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

The principal sources consulted in assessing this site were the Historic Environment Records for Buckinghamshire and the Buckinghamshire Records Office. The first holds details of known archaeological sites. The Records Office contained copies of relevant early editions of Ordnance Survey maps, other cartographic sources and documentary sources. Archaeological sites in Buckinghamshire within 250 m of the proposal site have been noted. Due to the urban nature of the site aerial photographs of the area held at the National Monuments Record in Swindon were not consulted.

The extent to which archaeological remains are likely to survive on the site will depend on the previous land use. The destructive effect of the previous and existing

buildings/infrastructure/activity on the site has therefore been assessed from a study of available map information and other documentary sources.

In order that the appropriate archaeological response/s can be identified, consideration has been given to the need for further assessment and evaluation by fieldwork, in order to identify and locate surviving archaeological deposits on the site.

2 THE SITE (Figure 1)

The location of the proposed development site is on land to the rear of 90 High Street, Marlow. The site is centred at grid reference SU 8501 8634 located within the Marlow Conservation Area 1 (Wycombe District Council 2004).

The geology of the site has been identified from British Geological Survey Map (sheet 255) as on Shepperton gravel deposits.

3 PROPOSED SCHEME OF DEVELOPMENT

It is proposed to use this site to accommodate six terraced dwellings (1x 2 bed and 5 x 3 bed) with associated parking, bin storage and landscaping.

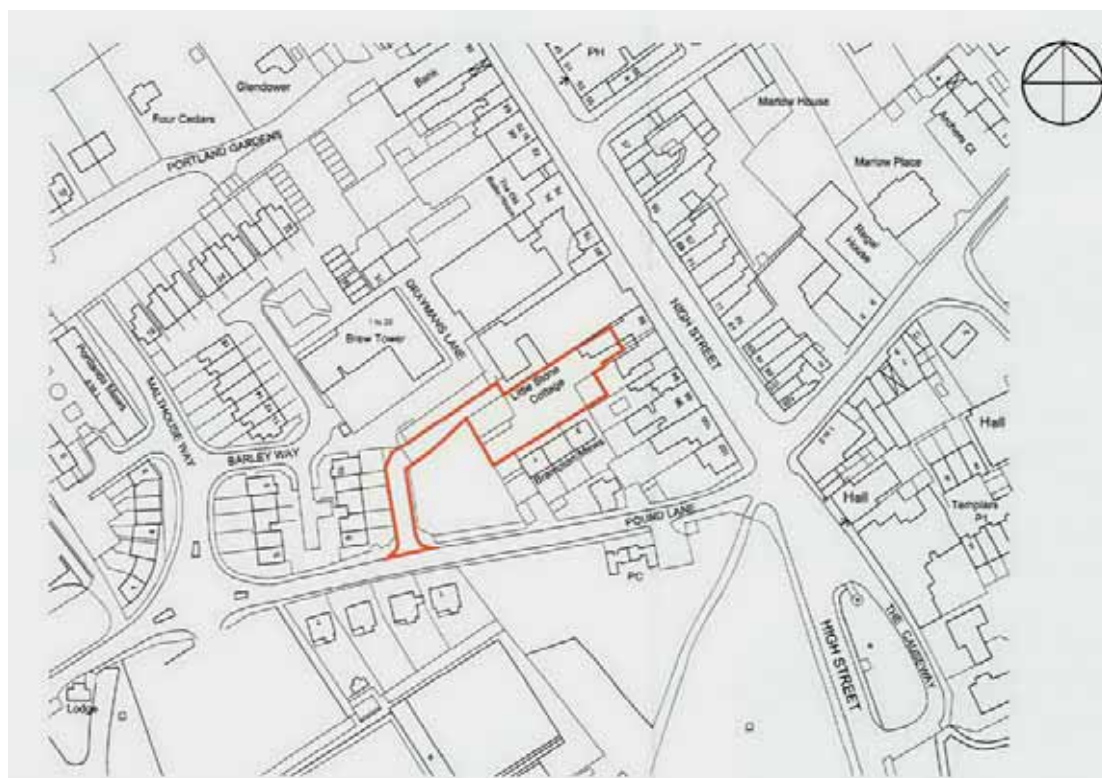


Figure 1. Location Map

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Historical Background

The name Marlow is first recorded c. 1015 as Merelafan, mere-lāf, and that the name referred to the northern edge of a lake (Mawer and Stenton 1925, 186-90). This gives us an indication of the environment that surrounded the town of Great Marlow in the early medieval period and presumably back into prehistory. The local place-name Bomoor, recorded Bomere in 1295, and Widmere, Withemere in 1233, both refer to a lake and may contain the earlier names of the lake.

The Domesday Book records four manors with the name Marlow in 1086 (Morris 1978, 4.1, 23.4, 28.2, 52.1). The first of these was held by Theodwald from the bishop of Bayeux and was valued at 5 hides. There were 6 villagers, 4 smallholders, and 1 slave, a mill, and a fishery. In 1066 the manor was held by Queen Edith. The second manor was held by Ralph and Roger from Miles Crispin. It contained 8 ½ hides and ½ a virgate and is accounted with 14 villagers, 6 smallholders, 2 slaves, with extensive woodland. In 1066 the estate had been held by Haming a thane of King Edward. These two estates are considered to have formed the Marlow that became Great Marlow. The other two manors are considered to have formed Little Marlow. The later of these manors was an estate of 15 hides, which was held by Queen Matilda.

GREAT MARLOW MANOR

In the second quarter of the 11th century land at Marlow was given by Athelstan to St. Peter. This land had been purchased of his father for 250 'mancuses' of gold by weight. The Manor was held before the Conquest by Earl Algar and was bestowed upon Queen Maud, among whose lands it was assessed at 15 hides in 1086. It became attached to her honour of Gloucester, as a part of which it was afterwards held of the Crown in chief, and descended with it to Robert Fitz Hamon (VCH 1925).

After his death in 1107 it was bestowed with his eldest daughter Mabel on Robert Fitz Roy, illegitimate son of Henry I, created Earl of Gloucester c. 1121. His son William Earl of Gloucester held Great Marlow, which passed at his death in 1183 to his eldest daughter and co-heir Mabel wife of Aumary de Montfort, Count of Evreux. She is mentioned in connexion with Marlow in 1195, and on her death three years later the manor descended to her son Aumary Count of Evreux.

On account of his resistance to King John his lands in England were forfeited, with the exception of Marlow, which was exchanged for Evreux in Normandy. It passed to his heir Gilbert de Clare Earl of Hertford in 1213, and to his son Richard de Clare in 1230. At Richard's death in 1262 it passed to his son Gilbert Earl of Gloucester and Hertford. On his marriage in 1290 with Joan daughter of Edward I Marlow was settled on them, and was inherited by their son Gilbert at his mother's death in 1307 (ibid).

He died without issue in 1314, and by 1316 Marlow was the property of Hugh le Despenser. His son also called Hugh le Despenser, died without issue in 1349, leaving as heir Edward the son of his brother Edward. He, who received licence in 1362 to grant to Little Marlow Priory 2 quarters of corn and 3 of barley from his

manor of Marlow.

In 1446 Anne, wife of Richard Nevill Earl of Warwick inherited Marlow and also Buckland, with which it descended until about 1515. In that year a twenty-one years' lease of the manor was granted to Tucher Bold, and in 1529 a twenty-one years' lease in reversion was obtained by William Roper. The Bolds conveyed their leasehold interest to Lord Paget, whereupon Bartholomew Daunay, to whom his brother John had mortgaged Marlow in 1553. William Lord Paget also owned Iver, with which Great Marlow descended until 1669.

In 1686 the manor was sold to the trustees of Lord and Lady Falkland, but Lord Falkland, who was M.P. for Marlow in 1689, parted with the manor in 1691 to Sir James Etheridge, kt., member for Marlow from 1695 to 1713. He retained the manor until 1719, when Sir John Guise, member for Marlow 1722–7, acquired it (ibid).

BOROUGH

As no town records exist for Great Marlow, very little is known of the history of the borough, but as a mesne borough held by the lords of Great Marlow Manor, with which it was granted to William Lord Paget in 1554, it never in the mediaeval period achieved any real independence. The position of the town where the highway crossed the river must have attracted traders at an early time and burgage rights had been obtained by 1183. The records of the following century show that the traders of Marlow at that time dealt not only in wheat and hides but in cloth as well. When offenders against the assize of cloth were fined in 1241 one of the pledges is described as Richard the Dyer of Marlow. The rent paid by the burgesses was assessed at 13 marks in 1280, but was farmed by the Earl of Gloucester in 1307. Entries in the old church books for 1592 and 1616 record that it was paid to the bailiffs of the lord (VCH 1925).

Return of writs and other regalian rights, together with pillory and tumbrel, were claimed in the borough by the lord, who had also view of frankpledge with common fine, courts leet and baron and free warren. These privileges were said to be attached to manor and borough throughout the 17th and 18th centuries. A complaint was made in 1276 that while the borough was in royal hands the bailiffs of the lord had taken the fines of the assize of bread and ale without warrant. The organization among the burgesses appears to have been of the slightest character and chiefly in connexion with the chantry of St. Mary, the presentation to which was said in 1394 to have been vested in them from time immemorial. There was probably a close relationship between the founding of the chantry and the upkeep of the bridge over the Thames which secured communication between Reading and High Wycombe and upon which the welfare of the town largely depended. Reference to the warden of the bridge occurs as early as 1227, when John de Waltinton, the officer at that time, received an oak for the works. To ensure its good repair grants of pontage were continually given, at first to the Earls of Gloucester, who received one for four years in 1310, when the bridge was decayed and broken, and one for three years in 1315, but when the manor was in the hands of the Despencers the burgesses appear to have seized the opportunity given by their various periods of disgrace, as grants of pontage from 1353 to 1405 were made to the 'good men' of Marlow or to the bailiffs and good men.

John Seymour, who came of a burghal family, by his will dated 7 October 1565 left to the bridge 'one convenient oke' for every year during the next sixty years after his death that repairs should be needed, the bridge-masters or wardens to bear the cost of felling and carrying; he also bequeathed to it 20s. for the same period from a wharf there (ibid).

An attempt to incorporate the town was made by John Rotherham of Seymours, who by his will dated 24 September 1600 left £40 towards procuring a charter and purchasing a market. No steps, however, were taken in the matter. Among the privileges exercised by the lords of the manor in Marlow was that of holding a market, from which the town was sometimes called Chipping Marlow. The market was established as early as 1227–8, when the town demanded that new customs should be settled by the justices of assize, the bailiffs of the Earl of Gloucester having against the custom taken $\frac{1}{2}d.$ from every good measure of corn sold there. The market had lapsed before 1600, when John Rotherham left money to re-establish it. This proviso never came into effect and Great Marlow appears to have remained without a market until 1780, when one held on Saturday was purchased by the ancestors of General O. L. C. Williams of Temple Park, Bisham, the owner in 1891. It was said to be ill supplied before the middle of the 19th century and shortly afterwards lapsed (ibid).

4.2 Cartographic Evidence

Jeffery's map of 1770 and Bryant's map of 1824 both show buildings along the High Street but are of too small a scale to show any detail.

A map of 1792 (BRO Q/H/7) shows the proposed alterations of the course of Pound Lane to the south of the development site, though from the present road design it is probable that this was never carried out. To the north of the lane an area is marked Goblins Pits, further roads and buildings are marked on the plan between the Goblin Pits and the High Street. One of these buildings is identified as a barn, while the other is a Farm Kiln. The term Goblin Pits is of interest as it is probably a gravel pit, but the use of the term goblin is perhaps indicative of a place or area with traditions or associations that are not understood. This may be associated with the remains of archaeological material of an unknown origin.

The Tithe Map of 1843 (BRO 259) shows the development area as part of two burgage plots behind 88 and 90 High Street, Marlow (Fig. 2). The plot behind 88 High Street is not as long as that belonging to 90 High Street. There appears to be an L-shaped out-building in this plot, perhaps a range of buildings. There is a single smaller structure with the plot of 90 High Street. The access way crosses an area of land marked as 632 and recorded in the apportionment as "The Close", probably named due to its proximity to the main settlement or the farm noted on the 1792 map that had buildings along Pound Lane. The Inclosure Map of 1855 shows little detail of the area (Fig. 3).

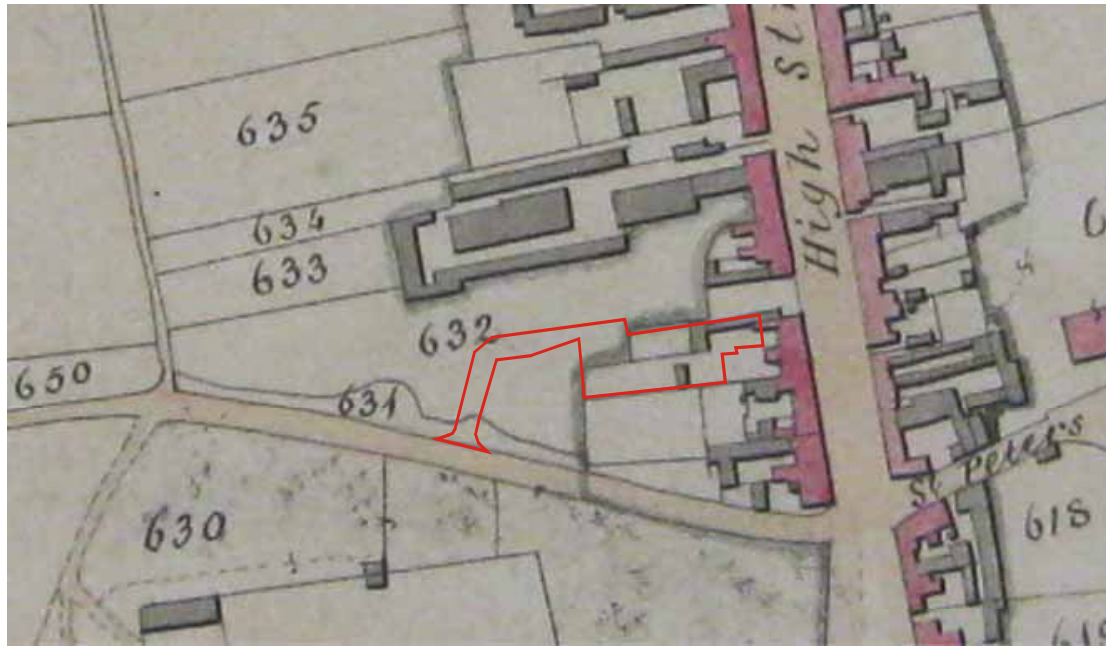


Figure 2. Detail from the Tithe Map of 1843 (Not to Scale)

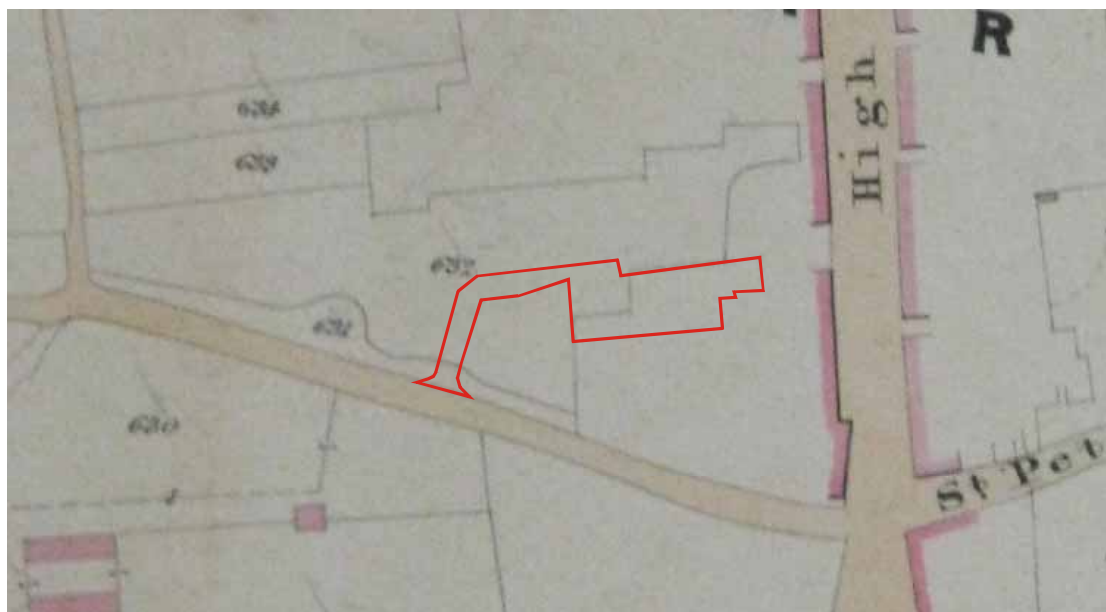


Figure 3. Detail from the Inclosure Map of 1855 (Not to Scale)

The 1:500 OS map (Sheet LII. 1 11) depicts a similar plan of the area as shown on the

1843 Tithe Map (Fig. 4). However the refined detail of this map shows that only one out-building is within the plot of 88 High Street, the other buildings are to the north of the development area. The single structure within the plot of 90 High Street is shown as two small out-buildings, it is possible these are later structures replacing the earlier one.

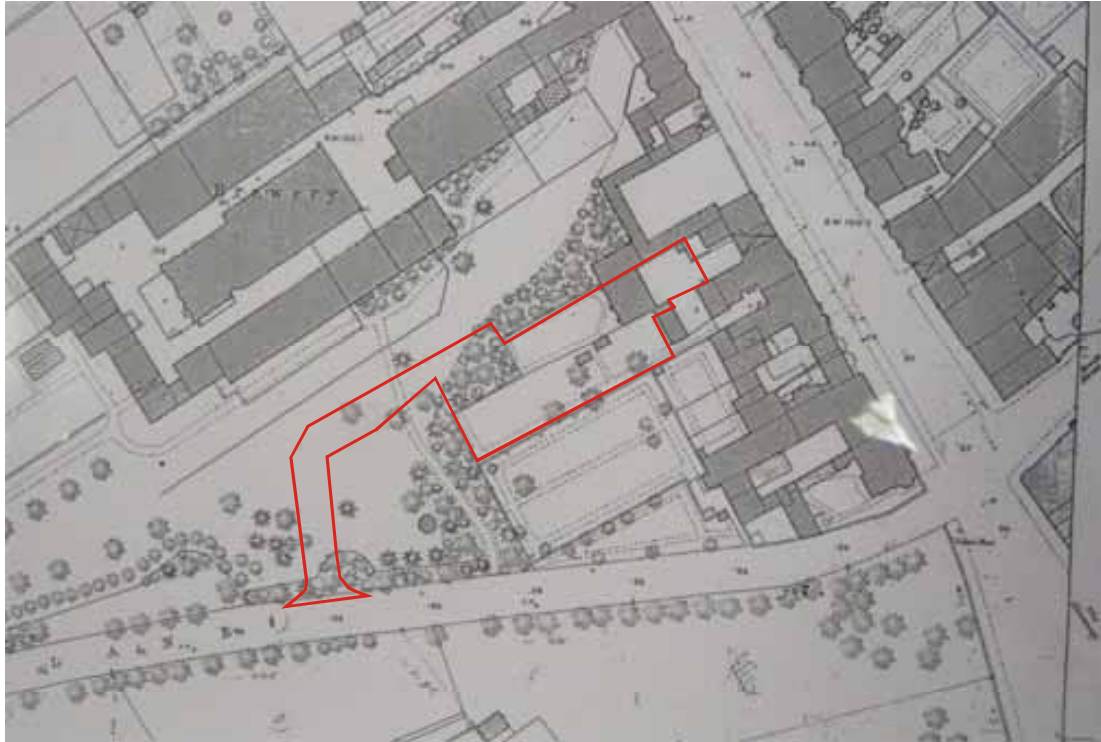


Figure 4. Detail from the 1:500 OS Map of 1879 (Not to Scale)

The development site area appeared to impinge upon the rear extension of 88 High Street on the Tithe Map of 1843, however the OS map of 1879 shows this not to be the case.

4.3 Known Archaeological Sites

A study of all known archaeological sites in the Buckinghamshire HER within 200m has been carried out; these have been listed by chronological period (See Appendix A).

Prehistoric

A small number of undiagnostic flints and a possible Beaker sherd were recovered during investigations on the Brewery site adjacent to the north. These were considered not to represent a settlement in the area but most likely attributable to intermittent activity (BCAS 1996b).

Roman

No sites of this period are recorded within the study area.

Medieval

Evidence for a wooden post-fast structure, probably a house, was recorded on the Brewery site adjacent to the north. The beam slot and postholes were associated with medieval pottery. This building appears to front onto the High Street. Three clusters of contemporary pits were seen to the west of the structures. One pit showed signs of *insitu* burning, but lacked any associated wasters or slag to suggest an industrial use. The majority of the pottery recovered dated to the 11th – 14th centuries, however a small number of 10th – 11th century sherds may suggest an earlier date for the beginning of occupation (BCAS 1996b).

Residual medieval pottery was located at 25-27 High Street during archaeological trial trenching (TVAS 2006).

Post Medieval

There are 41 listed structures with 200m of the development site as well as 3 locally listed buildings.

The oldest include the grade II* listed 14th century timber framed Old Vicarage in St Peters Street (HER 0115300000). Other early structures include the late 15th – 16th century House at 23 High Street (HER 1346100000), the early 17th century timber-framed house (HER 1303416000) at 21 High Street and the 17th century gateway at Dial House (HER 1304201000). Noteworthy is the 19th century Roman Catholic church, built in 1846 by Pugin (HER 0559500000). The locally listed buildings are all 19th century buildings along High Street.

The house at 88 High Street is grade II listed, a 17th century timber-framed with 18th and 19th century alterations and extensions and with cellar supposedly used as a Roman Catholic chapel in early 18th century (HER 1340700000). The cellar: dates to c 1770-1830 and is reputed to have been a Roman Catholic chapel. It has a shallow rectangular recess below pavement, a plastered vault and pointed-arched side-recesses with raised surrounds, groins, bosses and strapwork; a small panel with illegible painted inscription to each side-recess. There is a low brick and timber plinth/bench running around the recess, a timber bressumer over the recess opening supported on plastered brickwork. A print of 1812 shows the basement chapel. There is no evidence that there was a Roman Catholic congregation in Marlow prior to 1845 when the Scott Murrays' Oxford Movement converts built a church and there would have been little need for a secret chapel after c.1745 when the penalties for Catholic worship were progressively reduced. The print does not show a chapel in use and it is possible that it was built as a folly or dining den. This house together with the grade II listed 90 High Street an 18th century house (HER 1303505000) form the front of the development site.

To the north of the site is the old Wethered's Brewery, which closed in 1988 and comprises of eighteenth and nineteenth century buildings (HER 0449100000). In 1998, a watching brief was undertaken here during the digging of service trenches in

the yard behind the street frontage. The trench was 0.7m wide and up to 0.9m deep. The watching brief identified a cess-pit deposit and cultivated garden soil. The finds might suggest a pharmaceutical origin (MoLAS. 1999). North of the Brewery are further 18th-19th century listed buildings at 78-80 High Street (HER 1303504000) and 74-76 High Street (HER 0449102000)

To the south of the site are further listed structures 92-94 High Street (HER 1303506000), and the grade II* 18th century listed buildings of Brampton House at 100 High Street (HER 1303507000) and End House at 102 High Street (HER 1303508000).

On the opposite side of the High Street is a row of three grade II listed early nineteenth century houses, now shops (HER 1303415000).

A small quantity of pottery recovered from the Brewery site to the north is dated to the 15th – 16th centuries (BCAS 1996b). Also evident here was a 17th – 18th century chalk built cellar, with later re-facing, although there was some speculation that the cellar may have been inserted into a medieval building and could be of an earlier date. This is unlikely given that it cuts a cess pit dated to the 17th century.

Trial trenching (HER 0943600000) carried out by Thames Valley Archaeological Services in May 2006 in advance of redevelopment at 25-27 High Street, identified a number of post-medieval structures, 3 mortared chalk walls and 1 or 2 pits, probably representing back-yard occupation well to the rear of the street frontage (TVAS 2006).

There is one hypothesis that suggests the buildings on the High Street in this location were set back from the present frontage by approximately 4m until the 18th to 19th centuries. However, these development may be site specific as the extant house and associated cellar to the south respect the present High Street (BCAS 1996b).

5 DISCUSSION

There is little or no evidence for prehistoric, Roman or early medieval activity in the study area. The limited archaeological excavations in the area have not recovered any artefacts associated with these periods.

Medieval activity appears to start in the 10th – 11th century from artefacts recovered and perhaps earlier as the historical accounts identify settlement in the area from at least 1015 AD.

There is evidence for the survival of a medieval post-fast structure along the High Street, with pit clusters behind. This preservation could feasibly continue along the entire Street front. Although the historic maps show that the area of the excavation was not heavily developed. The excavation to the north shows an area of high density of pits within 20m of the street, and pits and structures still present, if not as numerous up to 35m from the Street (BCAS 1996b). These features do not extend to the rear of the plots as noted by Trench 5 of the 1996 evaluation (BCAS 1996a).

The rear plots of the buildings along High Street appear to be based on earlier burgage plots and trial excavation at 25-27 High Street has shown evidence for medieval activity and post-medieval structures (TVAS 2006). This indicates the potential for all houses along the High Street.

Cartographic evidence also shows that post-medieval buildings were built within the area. While the remains of their foundations are likely to be preserved their building will have help to truncate any earlier archaeological remains that may have been present in the area.

The 1792 map recorded an area marked as Goblin Pits; this could indicate prehistoric activity in the area or early quarrying. The area marked relates to the land to the east and south of the proposed access way from Pound Lane. If quarrying were present to the south, it could easily extend into the proposed development area.

The current condition of the site is overgrown with vegetation and approximately 25 trees of varying stages of maturity. The trees have a high density to the rear (west) of the development area. The root impact from the trees may well have disturbed or even destroyed any archaeological remains in this area, and are likely to have caused some truncation or disturbance across the entire site.

6 CONCLUSION

It is the opinion of John Moore Heritage Services that there is a relatively high potential for buried archaeological remains within the development area, although its preservation due to later buildings and bioturbation may prove to be poor.

The proposed development will impact upon or potentially destroy any buried archaeological features in the area and thus a programme of trial trench evaluation is recommended to assess the extent and preservation of any features such in the area.

The developments location within the rear plots of the High Street will have little or no impact on the character of the Conservation Area

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7.2 Historic Maps

Jeffery's map of 1770

Richard Davenports map of Pound Lane 1792 (BRO Q/H/7)

Bryant's map of 1824

Tithe map and Apportionment 1843 (BRO 259)

Tracing of the 1843 Tithe map 1880 (BRO 267/1.R)

Great Marlow Inclosure and Award 1855 (BRO IR86.R)

1:500 OS Map 1879

1:2,500 OS Map 1879

1:2,500 OS Map 1899

1:2,500 OS Map 1912

1:2,500 OS Map 1925

1:2,500 OS Map 1932

1:2,500 OS Map 1974

1:2,500 OS Map 1982

APPENDIX A – BUCKINGHAMSHIRE HER MAP

