

JOHN MOORE HERITAGE SERVICES

**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

**OF**

**THE RED LION, 27 CHURCH ST, BRILL,**

**BUCKINGHAMSHIRE**

**SU 765 842 (centred)**

*On behalf of*

*Planned Approach Architects*

**August 2011**

**REPORT FOR** Planned Approach Architects  
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**SUMMARY**

*This archaeological desk-based assessment was commissioned as part of the consideration to refurbish and convert outbuildings forming part of the Red Lion public house. The refurbishment is also to be carried out within the present pub building, and conversion is to be undertaken on outbuildings with a view to use as a retail outlet for the sale of local products served in the pub and restaurant.*

*Research indicates that there is a high potential for buried archaeological remains of post-medieval date, a moderate potential for remains of medieval date, and a low potential for earlier remains, to exist within the proposal area. These archaeological remains could include house remains, cellars and pits. All would contain valuable information regarding the development of Brill.*

*The proposal's location on Church Street would have little or no significant impact on the character of the Conservation Area.*

## **1 INTRODUCTION**

### **1.1 Origins of the Report**

This archaeological desk-based assessment was commissioned by Planned Approach Architects on behalf of The Hyperion Group as part of the consideration of a proposal for the refurbishment and conversion of outbuildings to a retail outlet at The Red Lion, Church St, Brill, Buckinghamshire (Fig. 1).

### **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 include 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:

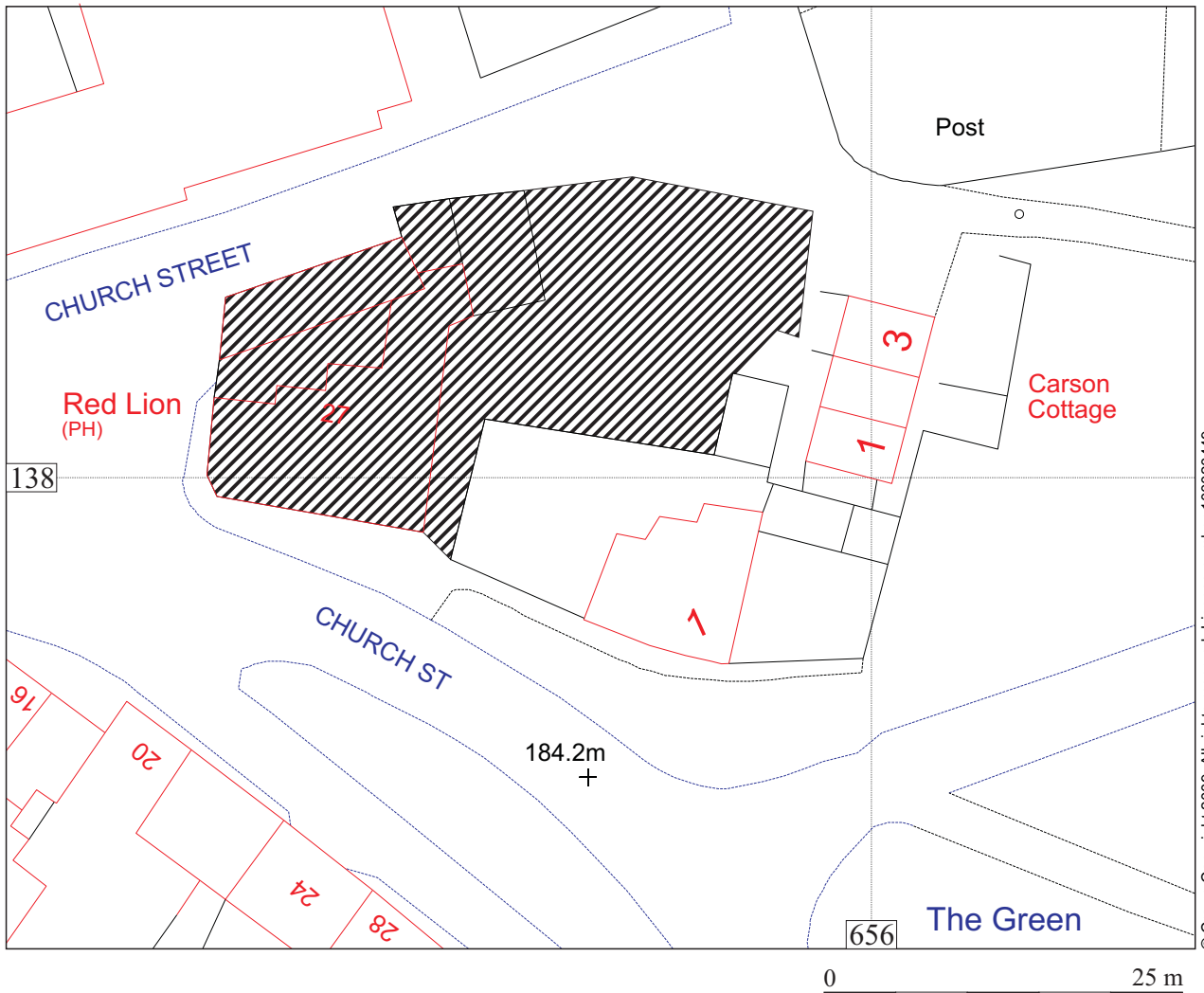
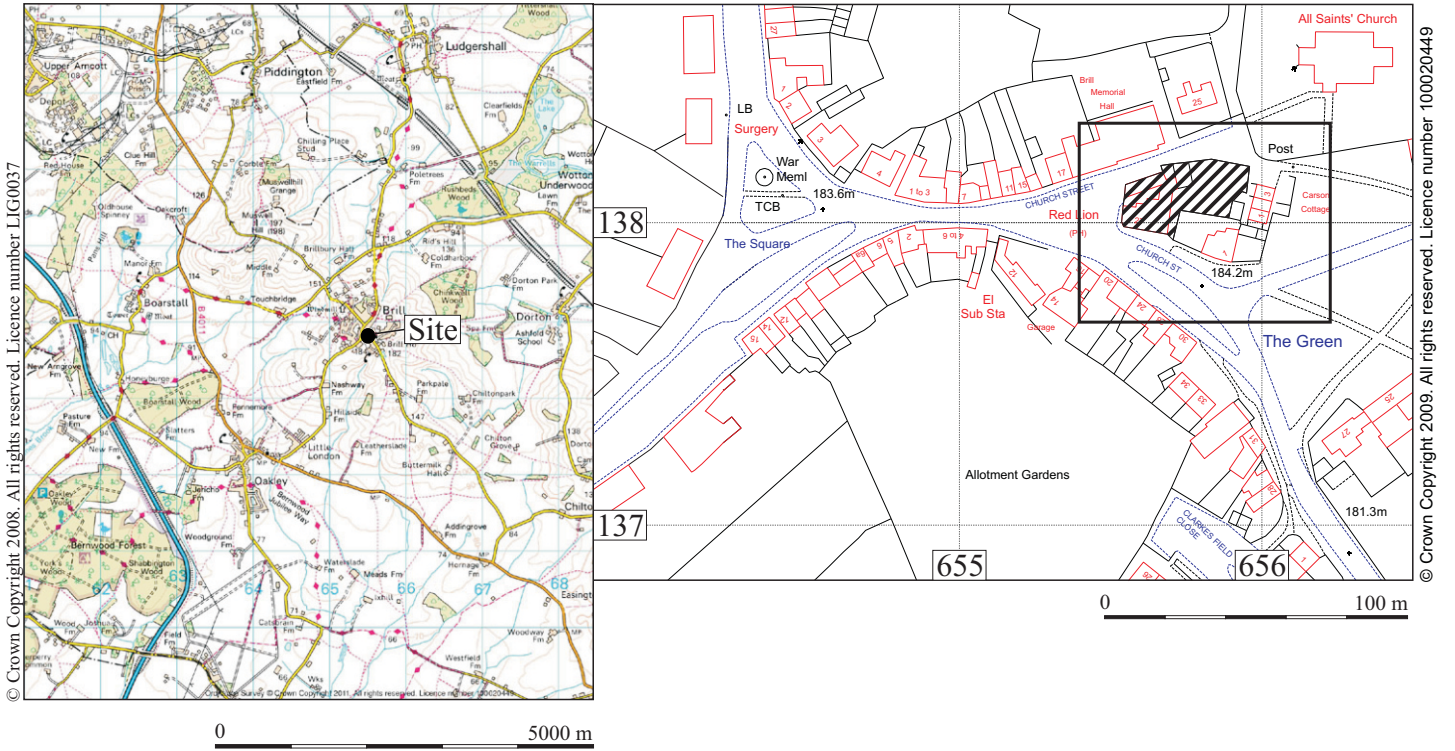


Figure 1. Site Location

- 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 Aylesbury Vale District Local Plan

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

**GP.53** In Conservation Areas the Council will seek to preserve or enhance the special characteristics that led to the designation of the area. Proposals for development will not be permitted if they cause harm to the character or appearance of Conservation Areas, their settings or any associated views of or from the Conservation Area. Proposals for development or redevelopment must respect the historic layout, scale and form of buildings, street patterns, open spaces and natural features in the Conservation Area that contribute to its character and appearance. Proposals for alterations, extensions and changes of use must respect and complement the character, materials and design details of the structure and site concerned and its neighbours.

**4.159.** There are sixty one sites in the District that are included in the statutory schedule of Ancient Monuments. The consent of the Secretary of State is required for any proposals that may affect them. Additionally, there are other identified sites of archaeological importance. The Council is committed to protect all these sites from development that would damage or endanger them and will afford protection to archaeological remains in accordance with their archaeological importance. Sites currently known to be of archaeological importance are shown on Archaeological Notification Maps held by the Council and regularly updated.

**4.160.** Applications for development of sites containing or likely to contain archaeological remains will be required to be accompanied by an archaeological field evaluation. It is desirable for developers to consult the Council at pre-application stage wherever possible. In certain cases, permission will be refused if the appropriate evaluation has not been carried out.

**4.161.** The Council will expect proposals for sites containing important archaeological remains to be preserved *in situ*, i.e. preservation undisturbed in the monument's existing location and setting, sometimes under a new building or structure. In dealing with proposals affecting archaeological remains of lesser importance, the desirability of preserving them will be weighed against other material considerations, including the need for the development.

**4.162.** Where preservation *in situ* is not justified, the Council will seek preservation by record. This involves digging the site, exposing and removing whatever archaeological remains are found and making a record of the findings. The developer will be required to make satisfactory arrangements for the excavation and recording of the archaeological remains and the publication of the results. This will be achieved by the imposition of suitable conditions and/or agreement between the Council and the developer.

**GP.59** In dealing with development proposals affecting a site of archaeological importance the Council will protect, enhance and preserve the historic interest and its setting. Where research suggests that historic remains may be present on a development site planning applications should be supported by details of an archaeological field evaluation. In such cases the Council will expect proposals to preserve the historic interest without substantial change. Where permission is granted for development involving sites containing archaeological remains the Council will impose conditions or seek planning obligations to secure the excavation and recording of the remains and publication of the results.

### 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 Brill 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 Red Lion is located in on the north side of Church Street, Brill at NGR SP 65555 13805, within the Brill Conservation Area (Aylesbury Vale District Council 2004); it is a Grade II Listed Building (1311599), first listed in 25 October 1951. All Saints' Church, Brill (HER 0219200000; SP 6562 1385) is located *c.* 90m to the northeast. The Green lies to the southeast of the Red Lion pub, and The Square to the southwest.

Geologically the site has been identified from British Geological Survey Map (sheet 237; Thame) as situated on Whitchurch Sand Formation close to the junction with Purbeck Formation.

## **3 PROPOSED SCHEME OF DEVELOPMENT**

The proposal comprises the refurbishment of outbuildings to the rear of the property with a view to using them as a retail outlet for the sale of foods available within the pub. In addition the yard is to be reduced in level by approximately 200mm.

## **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **4.1 Historical Background**

The historical evidence is extensively detailed in the historic building assessment (Yeates 2011) which forms an accompanying volume to this DBA. Where relevant to the archaeological background, some allusions to the history of Brill have been made.

### **4.2 Cartographic Evidence**

The earliest map of Brill is the 1591 New College (BRO MaR/5/2.T; NCA 5671/2) map drawn up by Erasmus Williams for New College, trustees for Lord Williams' School Thame (VCH 1962; Bendall 1993). This map (Fig. 2) was drawn up as part of



New College map 1591 (BRO MaR/5/2.T)

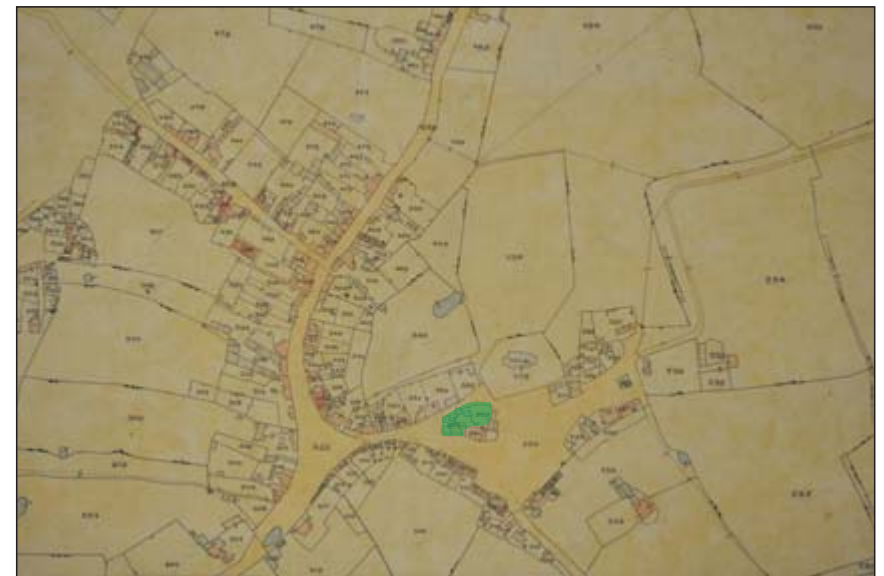


Terrier of 1713, with 1756 additions, (BRO Ma/27/4.T)

 Proposal area



Snell Estate map of 1768 (BRO Ma/27/2.T)



Brill tithe map of 1852-3 (BRO AR130/81)

Figure 2. Brill historic map regression

a legal dispute between John Dynham, son of Thomas Dynham who had acquired Boarstall manor through marriage, and New College, trustees for Lord Williams' School. Two of the executors of Lord Williams' will had let the manor of Brill, and rectories of Brill, Oakley and Boarstall to John Dynham in 1590; the latter then challenged Lord Williams' title to the land, and a court case ensued.

Not untypically for its time, the map only illustrates features which have bearing upon the court case in hand; frequently on such maps, buildings are schematised. The map shows The Square, The Green and All Saints church. Although there is no indication of the existence of The Red Lion on the New College map, this cannot be surmised as evidence against its being already having been built.

The Terrier of 1713 (Fig. 2), with later additions of 1756, (BRO Ma/27/4.T), which is roughly oriented with the east to the top of the page, shows The Square and The Green as a contiguous open area, without the pinch-point, which exists as Church Street today. There is no strong evidence for The Red Lion, although Quarter Sessions records indicate that The Red Lion was indeed already in existence (see Yeates 2011). Immediately adjacent to the legend 'Brill Town' is a small brown rectangle with what are feasibly chimneys at each end, possibly indicating a building. This may well represent the cottages where The Red Lion and perhaps The Pointer were carrying out business as licensed premises. Church Street clearly passes to the north of the building before heading northeast out of Brill toward the present Coldharbour Farm (not illustrated) outside the village. If this brown rectangle were a building it is undoubtedly the earliest depiction of The Red Lion.

The Snell Estate map of 1768 (BRO Ma/27/2.T), which may well be based in part on the earlier Terrier, is oriented roughly with north to the top of the page (Fig. 2). It shows much the same town layout as the Terrier of 1756, with a potentially significant difference. At the pinchpoint between The Square and The Green, there is a polygon, which has internal sub-dividing lines, and may well indicate at least one building. The Quarter Sessions have been used to suggest that The Red Lion and The Pointer were adjacent premises, as the current Red Lion comprises three former cottages (Yeates 2011). The postulated building does lie closer to the south side of Church St than to the north, but this is not necessarily significant.

The 1852-3 Brill Tithe map (BRO AR130/81) shows the proposal area as it is largely today, although some later infill has since taken place on the east side of the pub (Fig. 2). The pub comprises the two eastern cottages (see also Yeates 2011), and the third, a grocer shop in the 19<sup>th</sup> century, stands apart.

Ordnance Survey maps from the 1<sup>st</sup> Edition 1:2,500 show The Red Lion comprising all the current buildings.

### **4.3 Known Archaeological Sites**

A study of all known archaeological sites in the Buckinghamshire HER within 250m has been carried out; these have been listed by chronological period (See Appendix A).

### **Prehistoric**

Brill is of considerable archaeological interest with evidence of activity from early prehistory; the prehistoric and Roman evidence from Brill itself is limited, although there is possibly a Roman villa to the west at Muswell Hill, outside the search area.

Five Mesolithic flints, including three blades were found in the garden at 17 The Green (HER 0205300000; SP 6571 1379); a flint core was also recovered from the allotments to the south of the site (HER 0247802000; SP 65515 13723). Early prehistoric flint, possibly Neolithic in date was recovered during excavations at 7 & 9 Temple Street (HER 0988700000; SP 65466 14029). Stukeley sketched a Middle to Late Bronze Age palstave from Brill (HER 0052900000; SP 66 14; not illustrated), although its precise location is unknown, and no further Bronze Age remains have been recorded from the parish. Iron Age occupation has been suspected adjacent to the church associated with an earthwork (HER 0106000000; SP 6560 1389), which may be the remains of a hillfort rampart (Farley 1989), but is possibly later (HER 0106000002; SP 65605 13923; Gilbert 2005).

### **Roman and Saxon**

Similarly, only limited Roman finds are known from Brill, which include two small 4<sup>th</sup>-century coins 300m northwest (HER 0521600000; SP 6526 1393) of the proposal site in the garden of 22 Brae Hill; a further 4<sup>th</sup>-century coin was recovered from within 150m east of The Red Lion (HER 0058200000; SP 656 138).

In the late Saxon period, Brill was a royal manor and the centre of an estate, which may have had its origins in a pre-Saxon 'multiple estate' (Baines 1995). No Saxon remains have yet been recovered from Brill, although a hanging bowl (HER 0676200000; SP 65 14; not illustrated), similar to that from the Sutton Hoo boat burial was found during metal-detecting on the north side of the town.

### **Medieval**

Brill was the most important settlement within the medieval forest of Bernwood, which was legally established following the Norman Conquest. The later town was centred upon the pre-existing manor of Edward the Confessor, which comprised the surrounding woodland and an associated hunting lodge. Brill was the administrative centre for the forest and hundred with a royal house, fishponds, mills, church, prison-house, market and fair, claypits and kilns, which are discussed in greater detail below.

Brill was assessed for 20 hides in Domesday, in 1086, (Williams and Martin 1992), with a population of 19 villans, 13 bordars and 2 slaves. There was a mill worth 10 shillings, meadow for 20 ploughs, and woodland for 200 pigs. The manor paid £38. It was not at this point a borough.

Accounts in the *Chronicon Monasterii de Abingdon* suggest that the Norman kings had a timber hunting-lodge (HER 0231000000; SP 65500 14000) at Brill from the reign of William I, and that he and Henry I both visited. A possible location for this is to the northwest of The Red Lion, which is marked as *Castell hill* on the New College map of 1591 (Fig. 2). Various accounts indicate that the hunting lodge complex underwent periods of major renovation or construction between 1179 and 1247 in and around the earlier lodge. A master fossator (ditch digger) and other

workmen were paid for the construction of a bank and ditch around the king's new chamber, possibly indicative of the high medieval hunting lodge at Brill standing on or near that of the Norman kings (Williams and Yeates, *forthcoming*).

A mound considered to represent a Norman motte (HER 0052800000; SP 6550 1390) lies to the northwest of the proposal site. This is also recorded on the New College map of 1591. The royal complex prospered and grew and the later parish church of All Saints (HER 0219200000; SP 6562 1385), which has 12<sup>th</sup>-century stonework within the later structure (Pevsner and Williamson 1994), may have functioned as a royal chapel to the place. It is located to the east of the postulated Norman motte and c 90m from The Red Lion.

Royal presence had economic implications as under its patronage, the pottery industry was probably established by the end of the 12<sup>th</sup> century (Mellor 1994, 111). Brill was the centre of an important regional pottery and tile industry, which continued to be active into the post-medieval period when it also produced bricks (Harvey 1997). Evidence for the industry is found throughout Brill and medieval pottery is often found in conjunction with later brick, tile and pottery kilns (e.g. HER 0571200000; SP 6560 1408; Farley 1990; not illustrated), as well as quarry pits (HER 0960100000; SP 65535 13773; Oxford Archaeology 2008) indicating longevity and continuity of use.

In the 13<sup>th</sup> and early 14<sup>th</sup> centuries Brill was described as a borough but had lost its status as a town by the 1320s. The manor was in royal hands until the 14<sup>th</sup> century (VCH 1927, 15), when between 1337 and 1634 it was held as one knight's fee. The manor was alienated from the Crown in 1337 and by 1340 granted to John de Moleyns and enfeoffed to a descendent William Moleyns by 1417. Three possible locations for the manor have been forwarded (Williams and Yeates, *forthcoming*). The first, by association with the Moleyns family, is that the manor site is on that of the medieval hunting lodge, which is inferred from the VCH (1927, 15), which would locate it on or around *Castell hill*, identified from the 1591 New College map (NCA 5671/2). There are two further possibilities; secondly that it was in the vicinity of the first site but on the east side of the Oakley Road, suggested by an estate map of 1713 (updated in 1756 and 1763) which shows this location as the site of the manor (Bucks RO Ma/27/4T). Thirdly, that it was located to the southeast of the Green, where it is marked on the New College map of 1591; all of which would locate it in the vicinity of the proposal site.

The manor of Brill descended with that of Stokes Prior until 1554 when Francis Earl of Huntingdon sold it to Thomas Dynham of Boarstall (VCH 1927, 16); Brill manor then descended with Boarstall manor. Custody of Brill Manor is known to have changed at various times; these are catalogued in the *Victoria County History*.

Extensive remains of the medieval and post-medieval pottery, tile and brick industry are known in the village (Farley 1979). These are concentrated in the central, west and north parts of the village, although evidence for pottery production has been found in most parts of the village. Medieval pottery kilns include (HER 0571200000; SP 6560 1408, Farley 1990; HER 0505800000, SP 6593 1421; HER 0439400000, SP 6566 1427; HER 0057600000, SP 6564 1428; possible HER 0568100000, SP 6558

1425; HER 0529300000, SP 6552 1413; HER 0195000000, SP 6550 1390 and particularly HER 0247800000, SP 6548 1370). None of these sites, bar the last, are illustrated as they fall outside the study area, but reference is made to them as they place the proposed refurbishment in its historic context. The last kiln site, which is *c.* 100m due south of the proposal site, comprised 14<sup>th</sup> and 15<sup>th</sup> century pottery, including three wasters and two sherds with glaze over the fractures, indicative of a kiln site. The pottery is mostly jugs with some jar fragments. There were also possible 13<sup>th</sup> century jugs.

### **Post-medieval**

During the Civil War Brill was briefly garrisoned by Parliament during the winter of 1644. The archaeological excavation at Brill Sports and Social Club (HER 0010600002; SP 65606 13924; Gilbert 2005) revealed deposits dating from after the 17<sup>th</sup> century.

Post-medieval pottery dating from the 17<sup>th</sup> and 18<sup>th</sup> centuries was recovered during a recent watching brief at Penn Cottage, 20 Church Street, *c.* 15m south of the proposal site. The pottery recovered suggested the possibility of a local potter or kiln-owner's dwelling on the site (HER 0989300000; SP 65551 13772; Williams 2009); immediately adjacent the evaluation at 16-18 Church Street suggested the presence of quarry pits extending from the 15<sup>th</sup> to 18<sup>th</sup> centuries (HER 0960100000; SP 65535 13773; Oxford Archaeology 2008).

Post-medieval brick and tile works are known in the north of the village (HER 0465300000, SP 6562 1486 and HER 0419200000, SP 6555 4190); these are not illustrated. Pottery kilns of the post-medieval period occur near the centre of the village (HER 0529300000, SP 6552 1413; 0215300000, SP 6548 1405; 0212900000, SP 5638 1407; the last of these is not illustrated).

A further site is located *c.* 100m to the east where pottery of 16<sup>th</sup> -17<sup>th</sup> century date was found in a field survey suggesting the possibility of a kiln site (HER 0249900000, SP 6583 1380).

An evaluation at the east end of Windmill Street, to the rear of the Sun Inn, produced traces of post-medieval pottery production, including dumps of clay, pottery wasters and kiln furniture (HER 1164701000; SP 6539 1400; Murray 2001). South of Windmill St an evaluation on land to the rear of Brae Hill (HER 0994300000; SP 65293 14032) by Cotswold Archaeology identified a late post-medieval property boundary and clay pits (Havard 2008). An evaluation was undertaken by JMHS at 7-9 Temple Street (HER 0988700000; SP 65466 14029; Hammond 2009) followed by further excavation, which yielded evidence for 15<sup>th</sup>-16<sup>th</sup> century pottery production (Williams, *forthcoming*), immediately adjacent to the excavations carried out by Cocroft (1985) at Prosser's Yard (HER 0215300000; SP 65482 14039). Although these latter excavations were dated to the 18<sup>th</sup> century the earlier kiln may well be slightly earlier (Williams, *forthcoming*). To the west of Prosser's Yard at Highland Close, *c.* 300m northwest of the proposal site further kiln waste was found in a pit cutting a thick layer of garden soil (HER 0676100000; SP 65458 14046; Oxford Archaeology 2001; not illustrated).

To the east of The Red Lion is a post-medieval well-house (HER 0249900000; SP 65830 13750). To the east at 15 The Green, JMHS carried out a watching brief, which identified undated features including an east/west aligned ditch (HER 1164200000; SP 65729 13800; Fitzsimons 2010).

The Solent Thames Historic Environment Resource Assessment for post-medieval Buckinghamshire has noted the heavy concentration of excavated pottery kilns at Brill. There is considerable research potential of this isolated industrial community to serve as a model for other early industrial settlements and settlement patterns in the region (Taylor-Moore and Dyer 2007; Green, Giggins and Welch 2007). Detailed investigation of the village might fill in the picture of the distribution of kilns through time and space. It would be interesting to know, for example, whether little Brill had an 'industrial quarter' as might be superficially suggested by the concentration of known sites in the northern half of the settlement. This pattern might usefully be related to known settlement patterns and evidence of the standards of living across the village through the study of pottery or other material (Green, Giggins and Welch 2007).

### **Standing Buildings**

Buildings dating from the latter part of the 16<sup>th</sup> century onwards exist in the vicinity of The Red Lion. High Street, to the northwest of The Red Lion, counts ranges of post-medieval housing fronting onto the street, along the line of the medieval burgage plots. High Street gives onto The Square at its south end.

The Square is lined with houses dating from the 17<sup>th</sup> century onwards and is integral to the conservation area at Brill. Several of these are listed Grade II. Brill manor house (0219600000; SP 65330 13720) lies west of the road to Oakley at the south end of The Square.

'The Square is registered common land and is bounded on three sides by more terraced cottages. Leading out south-westwards is Oakley Road. The view across The Square to The Manor House set amongst trees is particularly attractive and there is a fine row of trees flanking the southern side of the road as it leaves the village. The buildings skirting The Square, in particular the recently listed Waterloo House, afford fine townscape views when entering the village from this direction.' (HER DBC8024)

The Red Lion pub is located on Church Street, the pinchpoint between The Square and The Green. There are several listed buildings dating from the 17<sup>th</sup> century along Church St.

'The second exit from The Square leads into The Green between small terraced cottages and an island of buildings including the Red Lion Public House. The Church is set back from The Green which is also registered common land. A curving and interlocking group of buildings lines Thame Road which is tree lined as it leaves the village.' (HER DBC8024)

There are several houses around The Green also dating from the 17<sup>th</sup> century onwards, including the 18<sup>th</sup>-century Brill House. The parish church of All Saints is located north of The Red Lion and is set within the area of The Green.

**Metal-detected finds** (not illustrated)

Metal-detecting has been carried out at Brill (HER 0170020000; SP 66087 13954; HER 0170030000; SP 66140 13154) by metal-detector clubs. Metal finds from the medieval period to the 19<sup>th</sup> century have been found in fields to the east of the proposal site (MBC29192 SP 65 13; MBC29524 SP 65 13; MBC29537 SP 65 13; MBC30639 SP 65 13; MBC30604 SP 65 13; MBC30749 SP 65 13; MBC30753 SP 65 13; MBC30754 SP 65 13).

### **Negative investigations**

Negative events comprise watching briefs *c.* 100m to the west of The Red Lion at the 17<sup>th</sup>-century building, Kings Ride House, (HER 1165000000; SP 65385 13839; Sims 2009) and Kings Ride Cottage (HER EBC 16751; SP 65414 13835; Wallis and Millbank 2006), as well as at Coronation Cottage, The Green (HER EBC16646; SP 65668 13791; Taylor, 2005), approximately 110m east of the proposal site.

## **5 CONCLUSION**

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

The refurbishment and conversion proposal will impact upon or potentially destroy any buried archaeological features in the area and thus a programme of archaeological work, ideally a watching brief, is recommended to monitor the impact of works and to make a full archaeological record of any features such in the area. The reduction for the yard is limited to *c.* 200mm. The groundworks associated with the refurbishment of the outbuildings is again likely to be limited including possible underpinning of some foundations and a possible renewed floor.

The development's location on Church Street will have little or no impact on the character of the Conservation Area

### **5.1 Potential**

There is very limited potential for archaeological remains from prehistoric, Roman or Saxon periods, although finds of such cannot be discounted as a possibility.

There is a moderate to high chance of medieval remains being encountered, subject to the depth of reduced dig. Residual pottery or other remains are very likely to be encountered in post-medieval deposits.

There is a very high chance of post-medieval remains being encountered at The Red Lion. The building is believed to date from the 17<sup>th</sup> century, although there are possibly medieval remains reused in the fabric of the westernmost outhouse on the north side of the proposed refurbishment (see Yeates 2011). Any reduced dig or invasive works will encounter archaeological remains from the building itself or from associated features – both positive, such as floors etc., and negative such as pits, gullies etc. – which will have the potential to inform the use and function of the building during its previous use.



As the building was probably used as a pub since construction, there is the strong potential to encounter rubbish pits that could provide important data about consumption of food, drink and tobacco, as well as the use and discard of crockery and pottery made in and around the village. It may not be inconsequential that William Norcott who, in the mid 18<sup>th</sup> century, was the landlord of the Duke's Head (aka Duke of Ormond's Head) was probably related to William Norcott, the early 19<sup>th</sup>-century brick-maker, by which time pottery production had largely gone out practice.

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## **6.2 Historic Maps**

New College Estate map 1591 ((NCA 5671/2; BRO MaR/5/2.T) )

1713 estate map with alterations in 1756 and 1763 (Ma/27/4.T)

Snell estate map of Brill 1768 (Ma/27/2.T)

Tithe map and Apportionment 1853 (BRO AR130/81)

1:2 500 OS Map 1880

1:10,560 OS Map 1884-86

1:10,560 OS Map 1885-86

1:2,500 OS Map 1899

1:10,560 OS Map 1900

1:2,500 OS Map 1920

1:10,560 OS Map 1922-23

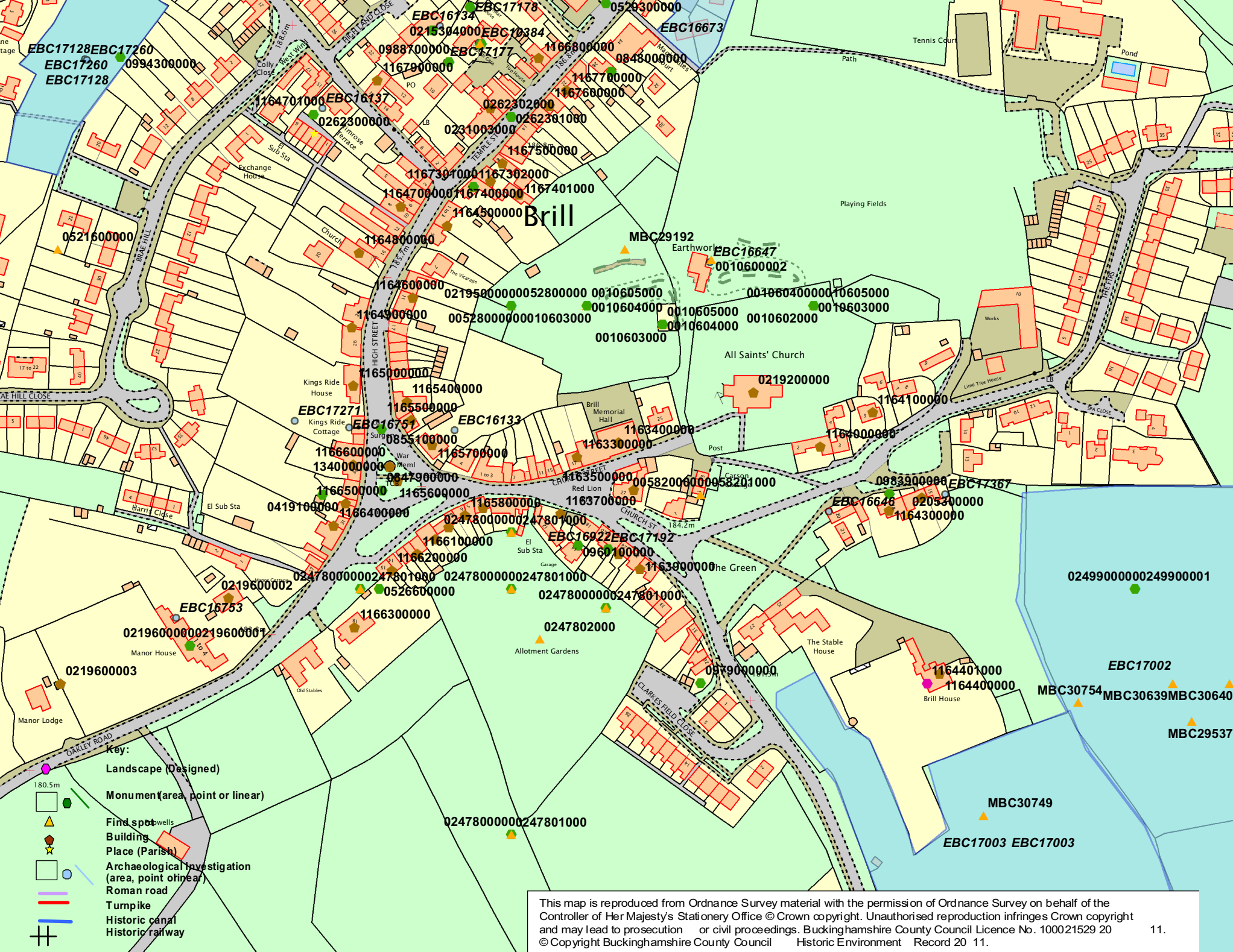
1:10,560 OS Map 1952

1: 10,560 OS Map 1960

1:2,500 OS Map 1979

1:10,000 OS Map 1983-93

**APPENDIX A – BUCKINGHAMSHIRE HISTORIC ENVIRONMENT  
RECORD DATAPLOT**



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