

JOHN MOORE HERITAGE SERVICES

**ARCHAEOLOGICAL DESK-BASED AND  
BUILDING ASSESSMENT**

**ON**

**HAWRIDGE COURT, HAWRIDGE,  
CHESHAM, BUCKINGHAMSHIRE**

**NGR SP 95016 05846**

*On behalf of*

*Anderson Orr Partnership*

**NOVEMBER 2011**

**REPORT FOR** The Anderson Orr Partnership  
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## **SUMMARY**

*This document represents an investigation of the potential for archaeological remains on land at Hawridge Court, Hawridge, Buckinghamshire (NGR SP 95016 05846). The scheduled Ancient Monument is in a good state of preservation. Vague archaeological references are accounted of the site by antiquarians but these have not been fully contextualised. The listed building (due to the 16<sup>th</sup> century structure at the rear of the building) has a number of recognisable phases, some of which can be sub-divided.*

## **1 INTRODUCTION**

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

Neil Perry of The Anderson Orr Partnership asked for a combined Desk-based Assessment and Building Recording to be carried out on Hawridge Court. This was due to the Court's location in a scheduled ancient monument and due to the listing of the granary that forms the back part of the present house. The report has been prepared and is intended to inform any proposal under consideration within the defined area of the potential for archaeology.

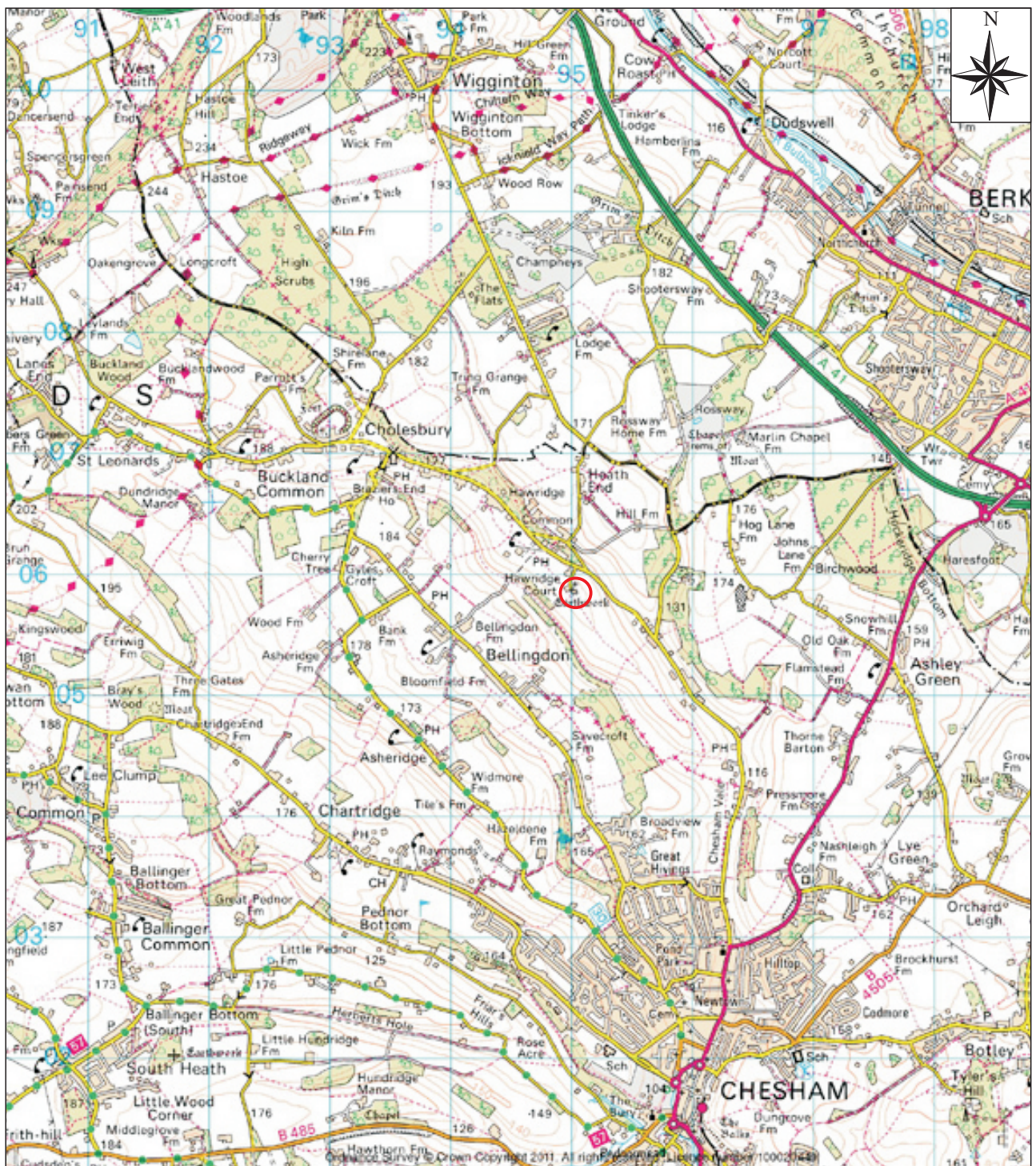
### **1.2 Planning Guidelines and Policies**

This report has been prepared in accordance with *Planning Policy Statement 5. 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:

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.

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.



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Figure 1. Location



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 *PPS 5* 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 *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 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 *PPS 5*, 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.

### **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 2008). 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 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
- Identifying and collating the results of recent fieldwork
- Site walkover

The principal sources consulted in assessing this site were:

- The Buckinghamshire Historic Environment Record
- The National Monuments Record, Swindon
- The Buckinghamshire County Record Office

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

There has been limited archaeological work carried out at the proposal site. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within 250 metres of the centre of the site (from a central grid reference of SP 2703 6054, shown on figure 1). The information about standing historical and listed buildings within the same radius of the proposal area has also been collated.

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

The assessment of the likely condition of any potential archaeological remains has relied upon a study of the available historical maps and observations made during the site walkover, which 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 Buckinghamshire Historic Environment Record belongs to Buckinghamshire County Council (Figures 2).



## **2 THE SITE**

### **2.1 Location (Figure 1)**

Hawridge lies on the Buckinghamshire part of the Chiltern Hills, nestling against the Hertfordshire county boundary. The parish is relatively small and seems to have been formed around the manor court and church, of which the former is the subject of this study. The settlement in the rest of the parish is dispersed and what survives can only be identified from the 17<sup>th</sup> century.

Hawridge Court (SP 95016 05846) lies in the eastern part of Cholesbury parish, but previously lay in the southern part of the parish of Hawridge.

### **2.2 Description (Figure 1)**

The court is an L-shaped structure with a number of recognisable phases set in a ring ditch that has been designated as a Scheduled Ancient Monument.

### **2.3 Geology and Topography**

The geology of the parish is clay and chalk (VCH 1925, 367).

The Court and earthwork lie just above 170m OD.

## **3 PROPOSED SCHEME**

The proposed scheme is to replace a modern unsympathetic extension to the house with a slightly larger one, which is more in-keeping with the building. There will also be internal alterations to the property to make the structure more amenable to the new owners.

The building is listed (but this originally applied to the granary before the structures were joined), the concern here is the granary at the rear of the building, for which at present there are no plans to alter.

## **4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND**

### **4.1 The Historical Development of Hawridge**

The manor of Hawridge does not appear in the Domesday Book, and is only first recorded in the 13<sup>th</sup> century (VCH 1925, 367-9). There are, however, certain indications to suggest that this manor and the neighbouring small parish and manor of Cholesbury may have been carved out of that of Drayton Beauchamp. The neighbouring parish of Cholesbury is also absent from the book of Winchester, but the account of Drayton Beauchamp includes three manors (Morris 1978, 12.14-15, 43.5). The first two manors are held of the lordship of the Court of Mortain. The Count also had Helsthorpe and Wingrave in his wider possessions (Morris 1978, 12.9-10), which is of interest as these two locations are mentioned in manorial and church ties later accounted for in Hawridge and Drayton.

The first manor listed for Drayton was held from the Count by William son of Nigel and covered 1 ½ hides (Morris 1978, 12.14). There is meadow for 1 plough and woodland for 25 pigs. The manor had formerly been held by the widow of Brictric. Interestingly this manor has no villagers, smallholders or slaves mentioned. The second manor is that held from the Count by Leofsi (Morris 1978, 12.15) and contained 1 ½ hides and two parts of 1 virgate. There is land for 1 plough, 2 villagers and 2 slaves, meadow for 1 plough and woodland for 25 pigs. The manor was formerly held by Wicga, a man of King Edward. This is a manor with a village or hamlet. It is possible that this manor may be Hawridge as Cholesbury was a smaller parish, and presumably manor than Hawridge. The last manor was under the lordship of Mainou the Breton and was held from him by Helgot and covered 6 hides, 3 virgates and 3 acres (Morris 1978, 43.5). There was land for 4 ploughs, 13 villagers, 2 slaves, meadow for 3 ploughs, woodland for 200 pigs. Aelfric previously held this manor from King Edward.

That these three manors probably originated as a single entity is probably also evident from a parochial map as Drayton Beauchamp is a long sinuous parish laid out to obtain areas of woodland in the high Chilterns and also valuable agricultural land in the Vale of Aylesbury. The parishes of Cholesbury and Drayton Beauchamp look as if they are carved out of the long extension onto the Chilterns.

In 1191-4 the hamlet of Hawridge was first mentioned specifically and named as *Hoquerug*' (Mawer and Stenton 1925, 95-6). It is not until the form of 1227 that the name is in a form, *Hauekrigge*, which can be interpreted and thus provided with an etymology of **heafoc-hrycg**, hawk-ridge.

The manor is first specifically named in the 13<sup>th</sup> century when it was held of the honour of Wallingford to which it was still attached in 1507 (VCH 1925, 367-9). In 1560 there is free socage at Hawridge appertaining to Sir Francis Knollys manor of Wingrave.

The lords who occupied the manor are given in the VCH (1925, 367-9) and the following is just a summary of that account. Thurstan Basset held the manor about 1220 as he died c. 1223 when the manor passed to Isabel, the widow of Robert Mauduit. William Mauduit (I) held the manor in 1235. William Mauduit (II) held the manor in 1257; he was the earl of Warwick. William Beauchamp, earl of Warwick, held the manor in 1268 and is accounted as mesne lord (non-resident) in 1284. By 1300 the manor had passed to Guy Beauchamp.

The occupiers of Hawridge Manor from 1284 are accounted as John Beauchamp (I) in 1284, Richard Beauchamp in 1316, John Beauchamp (II) in 1327 and Edward or Edmund Cook in 1379 (VCH 1925, 367-9). There is a gap in the line of descent until 1410 when it is apparent that the manor was held by John Penystone who is mentioned as presenting to the church. He was succeeded by his son Richard Penystone, and subsequently Thomas Penystone (I). Robert Bulstode must have occupied the manor for a while as he presented to the church in 1465 and 1478. From 1506 to 1557 the manor was held by

Thomas Penystone (II). It was held briefly by his eldest son but was in 1560 inherited by his second son Ythomas Penystone (III), a dispute subsequently ensued between Thomas and his mother. After his victory Thomas conveyed the manor in 1574 to John Wolner and John Davey, before it was alienated to Thomas Tasburgh (I). Subsequently the manor was held by Thomas Tasburgh (II), and by 1597 by John Tasburgh. In 1606 the manor was held by Thomas Dell, in 1617 by John Blackwell, in 1622 by Edmund Wright and in 1650 by John Seare. In 1682-3 the manor passed to Richard Seare who owned Cholesbury Manor and it subsequently descended with that manor to 1925 when the Victoria County History was published. The amalgamation of this manor with a neighbouring one at this time is an interesting one as it raises questions on occupancy and maintenance which may explain why the earlier manor was replaced with an 18<sup>th</sup> century house.

The Victoria County History (1925, 334-5) gives the subsequent history of the parish and descent of the manor of Cholesbury as follows. In 1541 the village of Cholesbury was described as a hamlet of Drayton Beauchamp. In the 17<sup>th</sup> century the manor of Cholesbury and Holmer passed to the Hobys and Sayers. Mary Sayer held the manor with her husband Loftus Brightwell in 1689. By 1712 the manor had passed to Richard Seare of Great Missenden who died in 1714, when the property passed to John Seare. In 1748 the manor was alienated to Robert Darell, and in 1813 the manor was held by Edward Darell, who subsequently bequeathed the manors to his nephew the Rev. John Jeffreys (rector of Barnes in Surrey). In 1862 this passed to the son the Rev. H A Jeffreys (rector of Hawkhurst in Kent) and in 1899 it was purchased by Henry J Turner a JP of Braziers End House.

An account of the descent of the manor is important in this case for two reasons. Firstly we are dealing with the location of the manor and secondly the house is known to have altered over time and it is people registered in this list that are responsible for the subsequent alterations.

The church at Hawridge is mentioned in 1227 and the right of presentation was held by the manor, and thus descended with the manor (VCH 1925, 367-9). A similar claim was maintained by the church at Cholesbury (VCH 1925, 334-5), however, from 1416 to 1516 there is no presentation and it is apparent that Cholesbury was a chapel of Drayton Beauchamp. At this time Cholesbury chapel must have been served either by the priest from Drayton Beauchamp or Hawridge, an indication that these three manors originally formed part of the larger parish of Drayton Beauchamp. There is a recognised procedure in the foundation of churches of chapels being founded, then being raised to the level of a church by the claims of the manor. The status of being a church gives certain rights on burials and oblations, but if this church can not maintain itself and its parochial responsibilities it will revert to being a chapel of the original mother church. It is likely that this occurred here. The church at Drayton Beauchamp is first documented in 1221 (VCH 1925, 341-5) and also possessed a further chapel at Helsthorpe. Again we encounter names associated with Count of Mortain and his Domesday Book holdings.

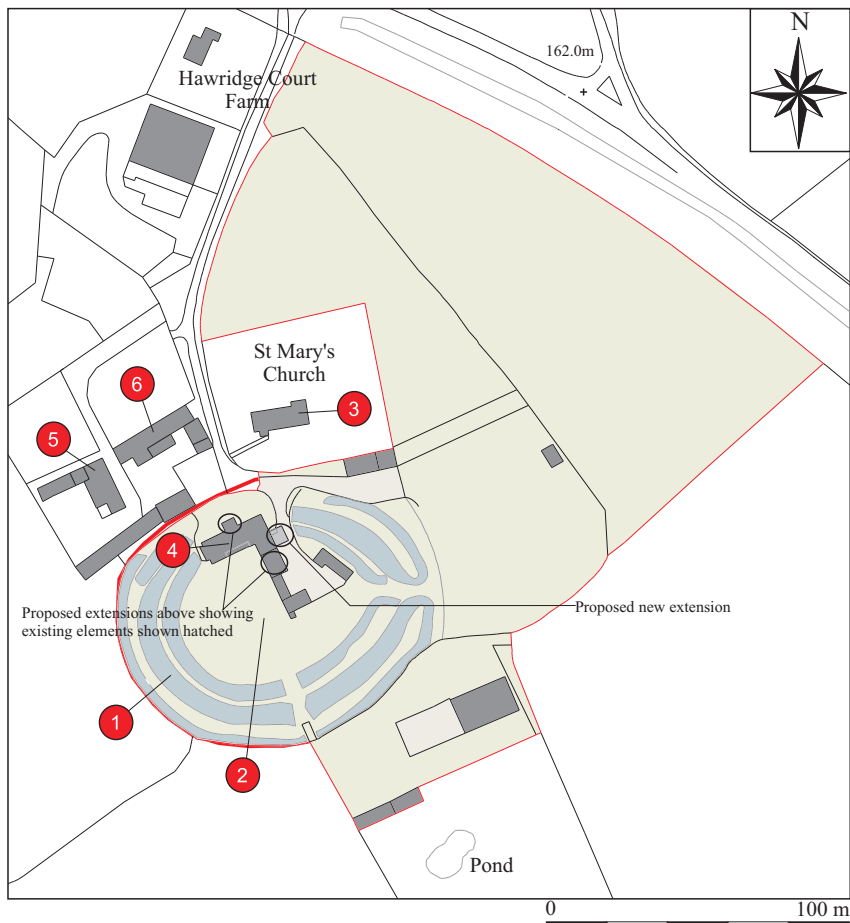
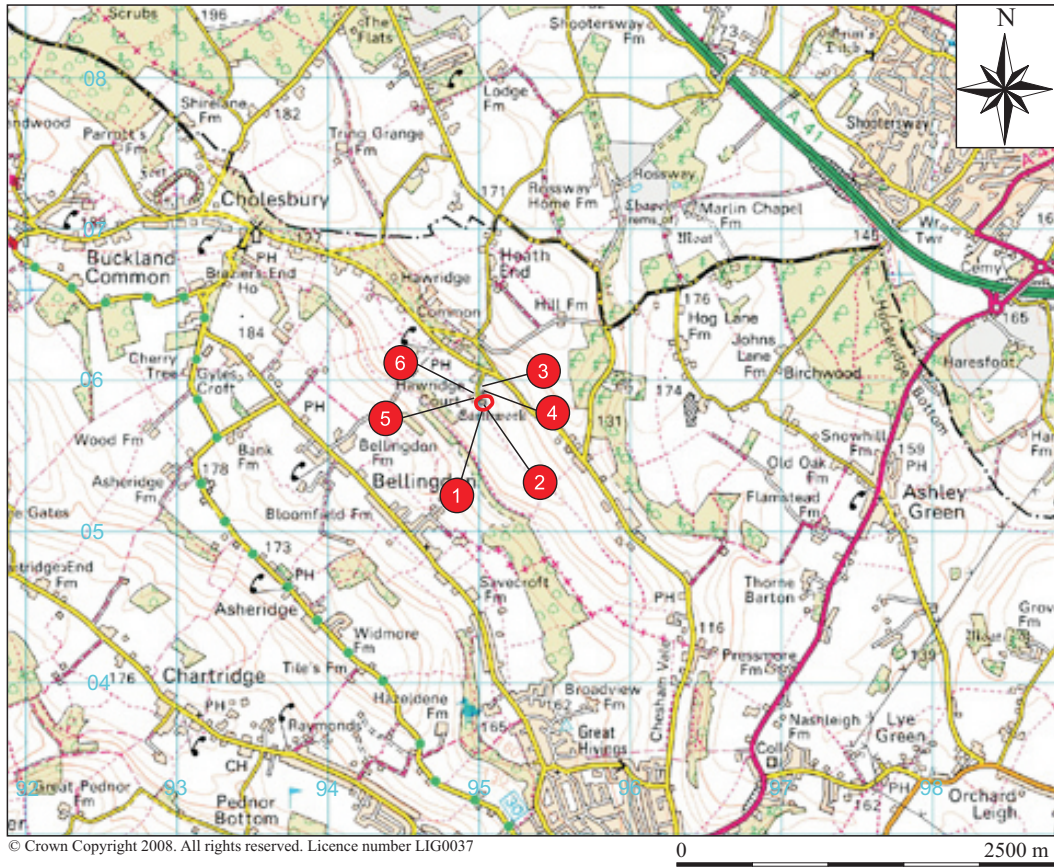


Figure 2. Historic Environmental Record Data

 SAM Boundary | 1-6 HER Data

## 4.2 Known Archaeological Sites (see Gazetteer and Appendix of this report)

A search of the Historic Environment Record noted the following features located in a 250m radius. This was a limited search which restricted the number of finds in the Hawridge and Cholesbury area. A number of stray Palaeolithic, Mesolithic, and Neolithic finds are known in the area, besides significant Iron Age remains and continued Roman use. Sites of these periods will be briefly mentioned here, but not inserted on the figures or in the gazetteer because they are beyond the search area.

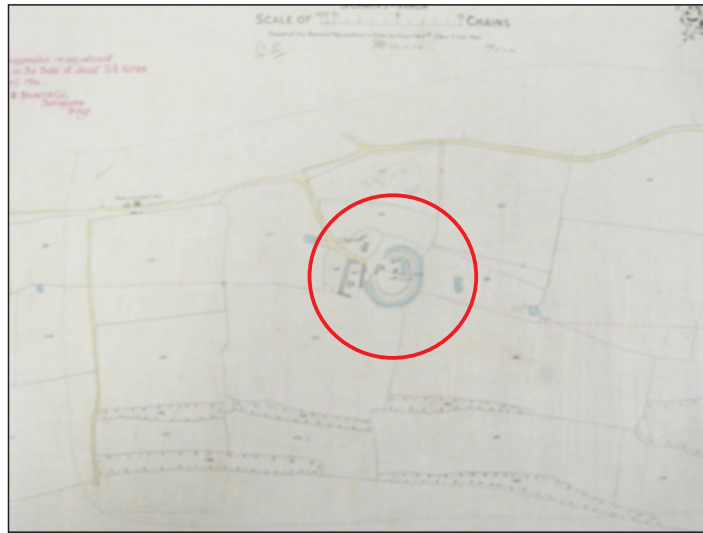
The Palaeolithic finds include a hand axe from Heath End (NMR SP 90 NE 8: SP 9506 0648), a flint axe from Buckland Common (NMR SP 90 NW 13: SP 9165 0710), and an Acheulian hand axe from Brown's Brick Pit (NMR SP 90 NW 7: SP 928 073). The Mesolithic and Neolithic finds include a tranchet axe and Neolithic axe from Hadden's Plantation (NMR SP 90 NE 19: SP 9560 0609), and similar but different finds (NMR SP 90 NW 14: SP 9469 0669).

Bronze Age material has been recovered from Hawridge Court and in fields of the manor (NMR SP 90 NW 6: SP 94 05). The most significant remains in the area is Cholesbury Camp (NMR SP 90 NW 3: SP 930 072), which has an oval defensive circuit 310m x 230m; part of an outer defence covers 180m. The site is middle Iron Age in date but continued in use to the Roman period. An Iron Age furnace pit and smelting site has been identified in the area (NMR SP 90 NW 4: SP 9154 0616), and another claimed but thought to be due to iron staining (NMR SP 90 NW 9: SP 924 059). An Iron Age coin has been found on the roadway to Manor Farm (NMR SP 90 NW 8: SP 9295 0710).

An oval earthwork survives on the site, which has been classed as a medieval ringwork (HER 0024800000-MBC797). The defence consists of a single rampart 16m wide and 5m high (Fig. 2, plates 1-2). The accompanying bank is stated to be 14m wide and 1m deep. The site has been classed as SAM 27155. Dyer suggested that the site could be Danish in origin, but there is no evidence to confirm this. Excavations have previously been carried out on the site, which have located soil horizons (NA 1998, 2006). Though the Historic Environment Record indicates that a medieval date is generally considered the more likely it has been noted that the proportions of the earthworks are generally out of proportion to the later manner and that a prehistoric origin may also be a possibility (Allcroft 1908, 135-6, 207). Bronze implements have been recovered from the site, besides a Bronze Age leaf shaped sword came from a field of Hawridge Court (NMR SP 90 NW 6: SP 94 05).

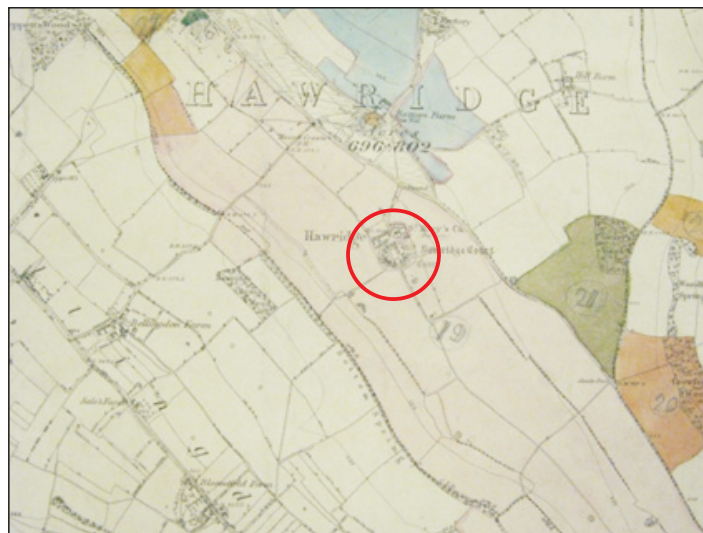
The earthwork is believed to be the location of the medieval manor of Hawridge (HER 0024801000-MBC798), which is first mentioned in the 13<sup>th</sup> century. A site visit in 1998 by Bucks CC reported parchmarks in the lawn aligned with granary. The granary is considered to be part of the original house or an *in situ* later extension of the manor house. The HER reference here quotes Lipscomb's (1847, 372) account of square stones, human bones, and iron casements being discovered on the expansion of the garden *c.* 1780. This account is of interest as we have no indication of where the garden lay or





Tithe map 1837 (BRO 207)

Not to scale



Ordnance Survey c.1880 (BRO D/BMT/54R)

Not to scale



Estate map 1904 (BRO D/BMT/74.T)

Not to scale



Figure 3. Historical maps

how it was expanded. This could refer to the parchmarked area or could even refer to an area outside the earthwork. The church is also a building with a medieval origin (HER 0190000000-MBC5634), but which was considerably rebuilt in 1856 (RCHM 1912, 191 Mon 1).

The manor was replaced by a farmhouse (HER 0024801002-MBC800), which dates to the 18<sup>th</sup> century. Lipscomb's (1847, 372) comments imply that the structure had moved by 1780, or perhaps this is when the garden was being expanded into the earthwork. The long barn is another 18<sup>th</sup> century feature in the area, which is a grade II listed building (HER 0024801003-MBC801). The west barn at Hawridge Court is a further 18<sup>th</sup> century building that has been listed (HER 0024801004-MBC802). The investigations of previous excavations (NA 1998, 2006) identified an undated and un-investigated feature, buried soil horizons (postulated as covering the ring-work bank), pathways and yard surfaces.

Other post-medieval sites are known from Cholesbury parish outside the 250m search radius, the church of Saint Leonard of a 15<sup>th</sup> to 17<sup>th</sup> century date (NMR SP 90 NW 10: SP 9100 0706), a moated site at Dundridge Farm given a 17<sup>th</sup> century date (NMR SP 90 NW 5: SP 9185 0660). There are also two 19<sup>th</sup> century sites a Baptist Chapel at Buckland Common (NMR SP 90 NW 24: SP 922 072) and a tower mill of 1863 (NMR SP 90 NW 15: SP 935 069).

### **4.3 Cartographic Research (Figure 3)**

The earliest surviving map of Hawridge is the 1837 Tithe Map (BRO 207). This shows the ringwork and three buildings located inside it. The only break shown through the earthwork is where the building has been placed across the earthworks. This means the other gaps are later landscaping for the garden and not original. These are the present House of Hawridge Court, the granary and the sheds that back into the earthwork on the north side (plate 20). There is a pond located to the northeast of the granary.

The first series Ordnance Survey (c. 1880) shows that the two gaps have now been inserted through the earthwork (BRO D/BMT/54R). The pond of the tithe map has gone. The Hawridge Court building looks as if it has been extended back towards the granary but does not join it. The cartshed has been constructed by this time (plate 21).

The map of 1904 (BRO D/BMT/74.T) appears to show what is on the Tithe Map of 1837 and must be a copy of that date. It seems to omit the apparent alterations that are evident on the first edition Ordnance Survey. The apparent drawing of the map at this date in an antiquarian tradition is of interest as it attempts to portray the court as it was and not what it had become.

### **4.4 Air Photographs and site visit**

Aerial photographs revealed few indications of any further archaeological activity in the area beyond those already listed. However, this is no indication that the area in and around the SAM has no further secrets to reveal.



The site visit observed the surviving ringwork, which where standing is in good condition. The bank is covered in large trees and at present we do not know how much damage is being caused to the archaeology by their roots. The two pathways were observed through the ringwork, but there is no indication from surface features if these are original or later cuttings. The VCH (1925, 367-9) suggest that these are original, but they are not marked on the earliest map of 1837 (BRO 207).

The house was observed and will have a full description given below. No parchmarks were observed of the original house, but it is probably the wrong time of year to observe such features.

It was noted that in certain places along the south side of the road that runs from Cholesbury through Hawridge to Chesham that there are possibly signs of a bank running alongside the road.

## 5 LISTED BUILDING BACKGROUND

### Designation

The following is a brief designation of the listing for 1983 for the cottage at Hawridge Court (EHID No. 44676: SP 9501605846).

*'Former outbuilding converted to service cottage. C16 altered. Timber frame with brick ground floor and infill, some in old narrow bricks. Old tile roof. 2-storeys. Modern windows. Early C19 trellis porch of "gothick" pattern against west wall. Interior: altered but has large floor beams including dragon beam to north east corner. Large chimneystack near western end. Stands within ancient moated site together with altered C18 farmhouse and may be a fragment of the earlier house, adapted and possibly moved to be used as a granary.'*

There is a further designation for the SAM, not reproduced here.

### General Description of Hawridge Court

The court building is of an L-shape with two outer facades to the northwest and northeast (Figs. 4-5). The northwest range is the Front Range, while that on the northeast side is the back range. The back range is by far the most diverse and contains some of the oldest and youngest phases.

### The Northwest or Front elevation

The Northwest or front elevation of Hawridge court is deceptive at first site, it is an attempt to present the building as a Tudor mansion (Fig. 5 E1, plate 7). The façade has black timber frame and white washed panelling, however this is worn like a mask, which is evident at either end of the façade where it is apparent that this has been attached onto a brick structure.

The ground floor has large panels with mock wooden braces; centrally there is a porch also with timber framing. The porch is set into a wall of an extension jutting out from the front of the building. The uncharacteristic trait of the porch as a Tudor structure is the flat roof (Fig. 5 E1), which would not be able to take a thatched roof. The ground floor to the right has no windows. The ground floor to the left contains two casements with a single central mullion window.

The first floor has three window casements with three window lights and two mullions. The central one is offset to the left of the porch, while the other two are located to the left and right. The timber framing on the first floor produces long narrow panelling known as vertical panelling.

### **The Northeast façade**

The northeast façade has a number of different rooflines (Fig. 5 E4). At the northwest end is the two-storey structure, which is a continuation of the Front Range. The wall is constructed of red and vitreous brick, a common feature of the 18<sup>th</sup> century, but here the bricks are not used to create a design. At either end a chimney is set into the wall. These are effectively two lateral chimneys, but both show signs of being later or altered additions (plate 14). The ground floor is now dominated by an out of keeping conservatory, for which the aim is to replace. It is a feature that has a lower brick wall and an upper frame of metal and glass of 2006. The original 18<sup>th</sup> century wall has been removed here. Above this are the remains of three windows, two with three lights and two mullions, the other with two lights and one mullion. The two windows on the left have the windows divided into eight smaller panels. The window to the right, even though a mullioned window, is different the larger mullions may indicate this is original, although it is located where the back wall of the Front Range should be.

To the left of this and now forming the central range of the building is a single storey extension with attic room above (Fig. 5 E4, plate 9). The ground floor wall contains three windows all with segmental arches and mullioned windows. That on the left is wider with three lights. The window on the right is lower, while the two on the left seem to have brick rebuilds below the window, perhaps indicating that these were perhaps doorways and this structure was perhaps a stable or outbuilding. A row of window lights is set in the roof.

The gable wall above the extension is plain brick.

To the left of this is the modern insertion, which was added in the 1998 reworking of the property. This has a central door flanked by two windows. This operates as a passageway that connects the granary to the house.

The gable wall above the new build has a small segmental arched window.

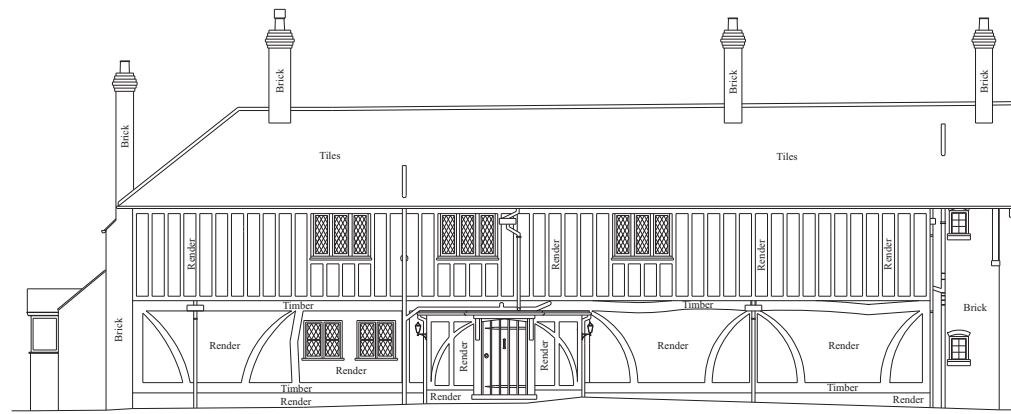
### **The Granary façades**

The northwest wall of the granary now has the new build butting up to it, on the southwest end. The surviving ground wall has a flint wall with brick quoins and strengthening bands. The wall contains a leaded window with brick surround. The upper storey is timber framed, with the remains of beams or posts surviving below this beam. The upper wall is box framed, but with the dividing wall beams staggered. There is one small window off set that has two lights and lead tracery.

The northeast side of the granary has a gable end (Fig. 5 E4, plate 4). The ground floor of the wall is built of flint with brick decorative features. There are two windows with lead tracery and cockspur latches. These lead tracery windows match



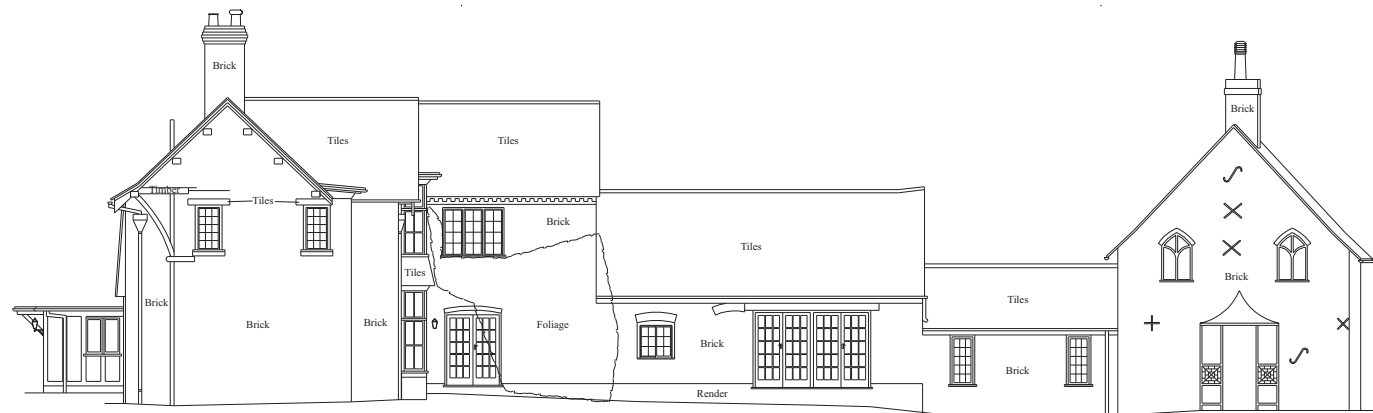
Figure 4. Phased plan of Hawridge Court.



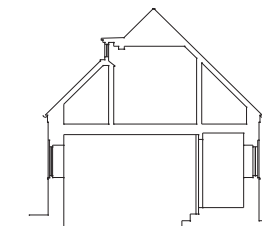
Elevation 1. Northwest



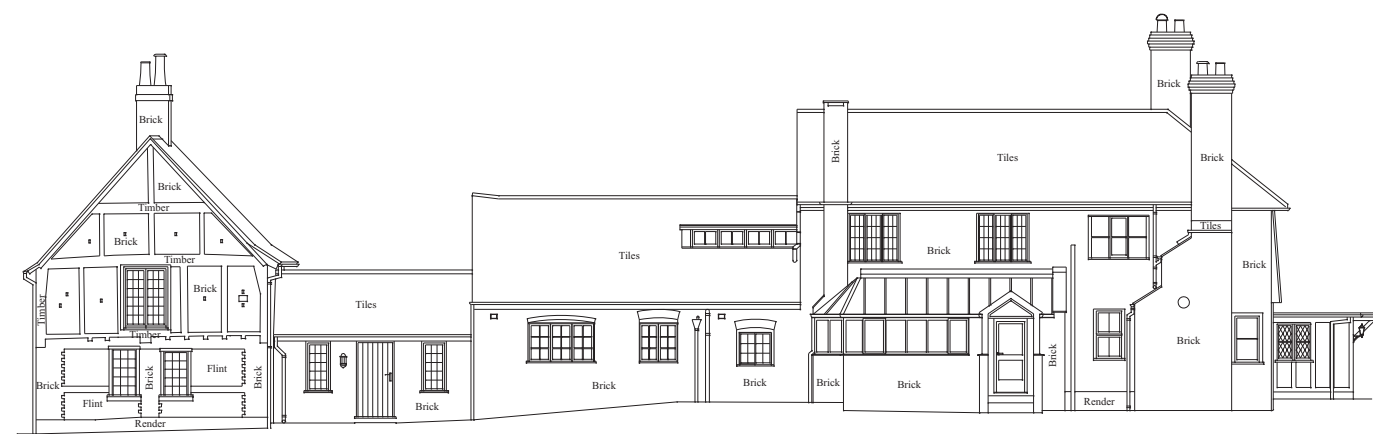
Elevation 2. Southeast



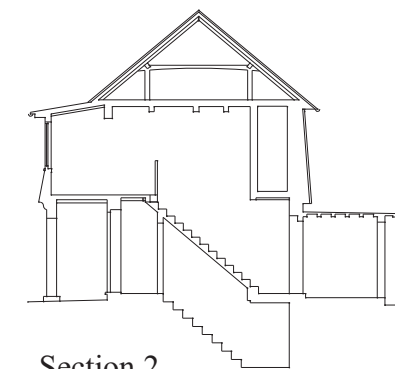
Elevation 3. Southwest



Section 1.



Elevation 4. Northeast



Section 2



Figure 5. Elevations and sections of Hawridge Court.





Plate 1. Ring ditch around garden



Plate 2. Ditch of ring ditch



Plate 3. Phase 1b building (granary)



Plate 4. Phase 1b building



Plate 5. Phase 1b internal ground floor



Plate 6. Phase 1b first floor



Plate 7. Northwest elevation



Plate 8. Southeast elevation





Plate 9. Phase 3 extension



Plate 10. Phase 5 (left) butting  
Phase 2b (right)



Plate 11. Details of Phase 5  
extension (southwest side)



Plate 12. Details of Phase 5 extension  
(southwest side)

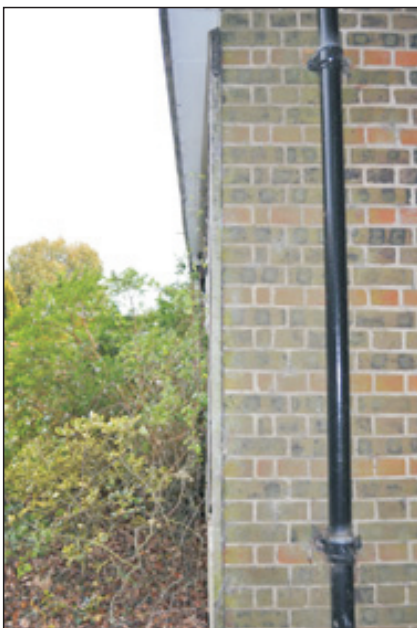


Plate 13. Details of timber frame  
facing northwest facade



Plate 14. Detail of northeast chimney  
butted to Phase 2b structure





Plate 15. Phase 5 mock details Front Range



Plate 16. Phase 5 mock details Front Range



Plate 17. Phase 5 mock details landing



Plate 18. Reworked Phase 2a room in mock fashion



Plate 19. Phase 2b evidence of earlier chimney



Plate 20. External buildings east sheds



Plate 21. External buildings cartshed



the windows in the 1980s extension. The upper storey and gable are timber framed in a box design. There is one central window with two lights and lead tracery.

The southeast side of the granary has, like the other two facades, a flint wall with brick quoins and other decorative features providing strength (Fig. 5 E2, plate 3). There are three windows with two lights unequally spaced, and the one on the right appears of a different size. They have mullions and lead tracery. The upper storey is timber framed with broad vertical panelling. There are three window lights here, they are probably all later re-workings although only one tends to show this as it is set amongst the sloping stud posts of the timber frame. On this wall it was possible to measure the brick sizes. The bricks in the upper part of the wall measure 210mm x 100mm x 45mm. The narrow depth of this brick is indicative of a 16<sup>th</sup> to 17<sup>th</sup> century date, although such depths are known from the later 15<sup>th</sup> century (Hammond 1981, 30). The bricks in the ground floor are 225mm x 100mm x 64mm. This depth of brick is more in keeping with a later brick of the 18<sup>th</sup> century, although a charter of 1571 indicates a brick depth of 2 ¼ inches now recorded as 57mm (Hammond 1981, 30). The brick sizes and the style of the building would seem to indicate that the lower wall was rebuilt.

It is possible to see from this elevation that the remaining façade is a new build outside of the earlier building as it butts up against the timber framing, and contains a large mortar fillet. The southwest façade is of brick and has a mock porch of a later date, which may match the conservatory in date (Fig. 5 E3). The wall is the other gable end. Above this in the upper storey are two windows with pointed arches and tracery. The design is perhaps to give the structure a church or chapel like appearance. There are a number of iron fittings on the wall, which is suggestive that the wall may have had some movement or was thought to have had some movement.

The southwest façade is of interest as if it fronts an earlier timber framed wall, the granary could have stood alone as a separate building; if there is no external wall behind this then the building must be the only surviving part of the earlier manor.

### **Roof and chimney of the granary**

The roof is of red clay tiles and must date to the period at which the new wall was added on the southwest façade (Fig. 5). The chimney has two stacks which are joined in the middle and have an upper water tablet, and on each outer side a lower water tablet. There are some four pots indicating the number of flues. The bricks were not measured but look narrow indicating that it could be older rather than later. The general style of the chimney is rather plain.

### **The Southwest facade**

This façade contains the series of buildings that form the back range of the building (Fig. 5 E3). There is the low extension that extends from the granary to the house. This is obscured by vegetation, and has two windows both with lead tracery. It is as a product of the 1998.

The next part of this range is the earlier single storey extension. There is a segmental window arch to the left, but to the right is a large patio door. The patio door looks as if it could be a later extension.

The wall of the two storey part of the back range has a three light casement with eight panes separated by tracery on the first floor. On the ground floor is a glass door. The windows and doors are probably not original, but may be produced to match the single storey extension.

**The Southeast façade**

The southeast façade shows signs of being extensively altered (Fig. 5 E2, plate 8). Dominating the left hand side are the remains of a jutting gable with bay windows. At the right end of this façade are further extensions containing bay windows, but these are not set in a gable. It is evident that there is a butt joint between this wall and the wall of the back range. Between the gable and bay window the ground floor wall is set back, this is probably the original location of the wall. Reset into the original back wall are further bay windows and a patio door, plate 10 shows where this is butted to the phase 2 building. The first floor juts out over this space being supported by large timbers. The windows here are of four lights and contain four panels divided by tracery.

At the left hand end of the building, the wall is set back and is presumably on the line of the original wall. Set into this wall are two small windows, with segmental arches and lead tracery. It is possible that these may be original features. There is no clear butt joint between this wall and the gable extension, and the bricks are similar and produce a similar design. However, as a part of the original building has been removed here one can assume that there would be a large number of bricks to be reused.

**The Southwest facing end gable**

The southwest facing gable has an extended central section in which the chimneystack is placed (Fig. 5 E3, plates 11, 12, 13). There are two windows in this wall, with flat tops and lead tracery. The walls then step back on either side. In these walls are the small segmental arched windows with lead tracery (Edwardian or later). From these side walls are walls which extend the width of the façade. On the southeast end this forms the extending gable (see above). On the northwest side this extends the wall line out from the former building. The mock Tudor façade can be seen joined to the front wall here.

**The Roof of Front and Back ranges**

The design of the present roof of the Front Range can be best appreciated from this gable end. The roof line is offset to the current building now. On the west corner there is an overhang with wooden braces. To the rear the extensions cause the roof to be almost flat, certainly a feature not part of the original construction. Decorative moulding occurs in places on the back part of the house, and with only a cursory look I am undecided about their origins.

The two chimneys are set to align with the current roof line. The third chimney at the northwest end is not set in the ridge. As here there is no gable, rather the roofline turns to form a new gable along the back range. There is a further lateral chimney along this wall (see above). The second part of the roof of the back range has a similar angle to that of the main part of the roof; here we find a range of dormer windows on the northeast side.

The extension of the 1980s has a similar pitched roof.

These three roves are all of red clay tile.

**The Interior ground floor and cellar of the main L-shaped house**

The front doorway enters a hall; there is a washroom on the left (Fig. 4). The staircase is to the right; it is an ornate piece, but probably dates to a later phase of the house. This may be in the original location of the stairs. Below this a flight of brick stairs lead to a brick cellar (Fig. 5 S2).

To the southwest of the hall a square or slightly off square room is entered. There is a fireplace in the southwest wall, and a door to its north. In the north corner of the northeast wall there is a door. In the southwest wall an inserted bay window.

The door in the southwest wall enters a large room. The west wall contains timbers built in as supports, through which there is an alcove in which a fireplace is set (plate 16). The ceiling has a number of exposed axial beams with chamfers (plate 15). There is a large bay window at the rear.

The room to the northeast of the hall has a fireplace in the northeast wall (plate 18). This is of stone and is probably not original on the surface. The axial beam has been replaced probably. There is a bay window looking over the rear garden of the house. On the northwest wall there are mock early windows. This room provides access to two other rooms; the room at the northeast end of the Front Range and the Back Range.

The wall at the northeast end of the Front Range has evidence of a chimneybreast that has been removed on its southeast wall (plate 19). This is evident because the plaster moulding continues to extend around the outline of the chimneybreast. The new fireplace was inserted into the northeast wall.

In the back range there have been major alterations to the building as the kitchen was extended and rebuilt. The extension beyond this has no surviving characteristic features, and beyond this is the 20<sup>th</sup> century passageway leading to the granary or cottage.

#### **The Interior first floor and roof space**

The staircase leads to a broad landing with large oak timbers portrayed as features (plate 17). These are not original. There are large windows here looking over the rear garden.

To the southwest are two rooms. The first was not seen; beyond this is a large bedroom with a fireplace set into the southwest wall, in an alcove in the same manner as the room below. There is an on-suite bathroom.

Leading off the corridor in the Front Range to the northeast are two other bedrooms with on-suite bathrooms.

There is a further bedroom in the back range with an on-suite bathroom beyond in the attic of the single storey part of the house. In the bedroom there are two windows in the northeast wall, not set to suit the room but the exterior. The windows have cockspur style fittings and wooden mullions. There is a further window in the southwest wall.

A central door in the southeast wall leads down a short flight of steps to a bathroom (Fig. 5 S1). Dormer windows in the northeast sloping roof space light the bathroom, into which these stairs lead.

The loft space above the Front Range was viewed, much of this is obviously a later working, but it does appear that two 18<sup>th</sup> century trusses were retained or moved and partially reused. These have queen struts below a collar beam (Fig. 5 S2).

#### **The Interior of the granary**

The granary is entered from the ground floor through the passageway, where a section of the original wall has been removed. There is a staircase that is a recent

insertion. To the northeast there is a room with original roof timbers surviving with various degrees of chamfering (plate 5). There is a major axial beam and also a diagonal beam to support the joists. Some of the timber around the doorway appears old. The windows and plasterwork are recent.

The first floor has also had a recent heavy-handed renovation; many of the timbers in the roof space are exposed (plate 6). The central wall has gone but the truss is exposed with tie-beam, collar beam and a number of struts. There are curing braces of the wall exposed. There is a central chimneystack, freestanding. The windows are new, and the furniture of wood and made to fit.

## 6 BUILDING ASSESSMENT

The building work can essentially be fitted into five major phases, which would probably fit into the following, though there may be sub-phases and the exact process of construction for Phase 1 has not been fully ascertained.

Phase 1 saw the construction of the old manor house at the rear of the building. It is not proven but is highly likely that this contains more than one phase. There has probably been a manor here from the time of the Domesday Book, or at least the 13<sup>th</sup> century (Phase 1a). The granary or cottage as it is variously called is dated to the 16<sup>th</sup> century (Phase 1b). This may have been attached or could have stood alone on the same axis. The exact nature of this building has thus not been determined. If a granary it is not typical in that the floor level, although elevated, would probably have been set at a lower level. There are, however, certain qualities that this building seems to share with pigeon houses recorded and photographed in Herefordshire, which are no longer extant.

It was noticed that in the 17<sup>th</sup> century the manor was held by the same lord that held Cholesbury and subsequently there is only a requirement for one lordly seat. It is possible at this time that the building is not maintained to the manor it previously was if this was not the main residence, but simply had a tenant or employee occupying.

The earliest map surviving of the estate shows the L-shaped structure in front of the granary, which contains the two-storey part of the house. The Front Range was probably a two up and down with a central staircase with chimneys at each end, a typical and basic plan of an 18<sup>th</sup> century building (Phase 2a). The back range on present evidence seems to have had a room upstairs and down. The arrangement of the chimneystacks may indicate that this structure may also have had two phases. The addition of the wing may be a later phase with a central chimneystack placed between the two rooms (Phase 2b). The evidence to demonstrate this was not ascertained although it is feasible.

The date of Phase 2 has been roughly placed in the 18<sup>th</sup> century, it is evident that it was in existence on the map of 1837. It is possible that this occurred around 1780 as it is at this time that Lipscomb is writing his history of Buckinghamshire and discusses the finds from the redevelopment or

alterations to the site, and either phase 2a or 2b could be placed at this time. This building was probably authorised by Robert Darrell.

Phase 3 covers the first extension to the rear of the Back Range, this is not on the map of 1837, but is on the Ordnance Survey map of c. 1880. It is, therefore, a piece of early Victorian architecture. This extension was probably authorised by Rev. John Jeffreys. The brick sizes are 215mm x 103mm x 65mm, similar to those located in the other part of the wing or Back Range.

Phase 4 saw the refurbishment of the Front Range of the house with the addition of the bay windows and the mock Tudor architecture. There was an extension made to the southwest end, with the chimneybreasts and fireplaces set in alcoves. The extension (partial west wing) was added with the large bay windows at the rear. This is a piece of romanticism on the part of the owner of the building. The dating of this on stylistic grounds is difficult to judge. The basic morphology of the house is the same on the Ordnance Survey maps of c. 1880, 1900 and c. 1923. The first map to show the addition of the central porch on the front of the house is that of 1976. That the maps of 1900 or 1923 show no alterations may in itself be significant, but may also be a case that the house was not a part of the map of the OS which was not re-plotted and simply transferred from the earlier maps. The estate map of 1904 is perhaps of interest as there is an element of romanticism about it in that it reproduces the image of the ringwork at an earlier date, thus indicating a desire for what was a mock Tudor manor rather than what was a ringwork with passages cut into it. An Edwardian date or inter-war date for this construction phase is highly likely, and the person who sanctioned it probably the JP Henry Turner. The bricks at the back of the Front Range have a variety of sizes measuring 225mm x 108mm x 65mm and 220mm x 98mm x 66mm. The depths are consistent with a later 19<sup>th</sup> century to 20<sup>th</sup> century brick.

Phase 5 can be dated 1998-2006 and included the alteration to the Back Range with the kitchen and the linking of the granary or cottage to the main house with a passageway.

## **7 DISCUSSION**

### **7.1 The Archaeological Potential of the Site**

The site lies in a scheduled ancient monument or SAM and the part of the building by the linking of the main structure to the 16<sup>th</sup> century structure has become a listed building.

Stone Age material has been recovered from random locations in the parish of Cholesbury. Bronze Age finds have been reported from the SAM and a bronze sword recovered from the farmland attached to the manor. An Iron Age coin has come from the road approaching Hawridge Court.

Beyond the immediate search area are the remains of a significant Iron Age site called Cholesbury Camp. There are indications of metal working at this

site and in the environs of this camp, and further evidence of continued use of this site into the Roman period.

The exact nature of the SAM is also not clear. It is generally classed as a ringwork of a medieval date, but has also been speculated upon as a possible prehistoric earthwork. Some of this speculation relies on the proximity of the site to the fortification at Cholesbury. There are certain aspects which may indicate that there may be a more complicated origin to this earthwork. The bronze weapons are of interest in that it has been recognised that certain types of hill-forts have produced deposits of weaponry dating from the Bronze Age to the Roman period (Yeates 2008, 102-6).

Lipscomb's account described the burials and bronze weaponry as coming from the garden, but the garden is a large area and the exact location of these features was not adequately pinpointed in the garden. The manor lies adjacent to Hawridge Church, is it the case that the cemetery was previously larger and has been contracted. This could have occurred but is potentially unlikely as Hawridge was never a major mother church taking burials from a far wider area. Indeed if it was a chapel at any time its early burials may have been taken elsewhere. The burials are of interest in that there has also been a tendency for Iron Age to Early Medieval burials to be focused on earlier 'defended' sites which may have had a religious focus (Yeates 2008, 124-31). The most likely place for these burials is in the bank removed for the house or under the foundations of the Phase 2 house.

Previous archaeological investigation of the site in 1998 identified a cut feature which was not investigated. In 2006 a buried soil horizon was interpreted as part of the former bank of the ring-work. The recent investigation has identified archaeology but failed to identify the significant archaeology reported by Lipscomb when part of the main house was being built reported burials, bronze weaponry and other tantalising details. The archaeological potential of the site is there.

In respect to the listed building, the 16<sup>th</sup> century part of the structure is not being touched. Of the 18<sup>th</sup> century part of the building there is little left that had not been brutalised.

## **7.2 The Impact of Previous Development on Potential Archaeological Remains**

The rebuilding of the house in the 18<sup>th</sup> century caused the disturbance of significant archaeological remains; however, it is highly likely that this was partly achieved by the dismantling of the earth bank.

## **7.3 The Impact of the Proposal Area on Potential Archaeological Remains**

Previous evaluation in the area of the kitchen in the back range found archaeological deposits, but failed to identify the archaeology described previously by Lipscomb. This development is on the line of the bank; its effect on any significant remains will be minimal, although the investigations in 2006 claimed to identify part of the bank material. A similar narrow band

of dumped deposits, which could be all that remains of the bank, in the proposed development area may be encountered.

Much damage has already been caused to the 18<sup>th</sup> century wing of Hawridge Court and although original upper windows will be destroyed, the removal of a modern insertion that is simply uncharacteristic and unsympathetic to the building should be welcomed.

Archaeological material recovered from Cholesbury parish indicate that artefacts have been recovered that date to the Stone Age. A significant Iron Age Camp lies outside the immediate search area, which appears to have satellite iron smelting site and continued activity in to the Roman period. The ringwork has not been precisely dated but is generally considered to be medieval although a prehistoric date has been postulated with this as a satellite earthwork to Cholesbury.

## **8 CONCLUSIONS**

There is a potential for archaeology on the site as the extension is in line with course of the rampart of the SAM. Burials and bronze weaponry may have been recovered from this feature when the house was relocated in the 18<sup>th</sup> century. Earlier investigation here, however, failed to find evidence of significant remains, as the bank had to a large extent already been removed at this time.

The significant part of the listed structure at the time of writing was not to be altered further. The Back Range or wing of Hawridge Court has already seen major alterations to the structure, the original 18<sup>th</sup> century upper wall will be lost, but in the wider context of the drastic alterations made to the house in the 20<sup>th</sup> century then this would seem to be of little surviving merit. At present the plans for replacement are not known, but an extension which would be in keeping with the 18<sup>th</sup> century style of the house could aesthetically improve past actions.

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## **9.2 Historic Maps**

BRO 207 1837 Tithe Map

BRO D/BMT/54R c. 1880 Ordnance Survey Map

BRO D/BMT/74.T 1904 Estate Map

**9.3 GAZETTEER: ON HISTORIC ENVIRONMENT RECORD**

For locations see figure 2

PERIOD	JMHS ID	HER ID	NGR (SP)	DESCRIPTION
<b>Prehistoric or Medieval</b>				
	1	0024800000-MBC797	SP 95000 05840	The medieval Ringwork or prehistoric camp
<b>Medieval</b>				
	2	0024801000-MBC798	SP 95000 05840	Medieval manor, the granary may be part of this building.
	3	0190000000-MBC5634	SP 95010 05900	13 <sup>th</sup> century church, considerably altered in the 19 <sup>th</sup> century.
<b>Post-Medieval</b>				
	4	0024801002-MBC800	SP 95016 05846	18 <sup>th</sup> century Hawridge Court, considerably altered house with earlier listed structure now attached to the rear
	5	0024801003-MBC801	SP 94964 05866	18 <sup>th</sup> century long barn, a grade II listed structure. Converted to housing.
	6	0024801004-MBC802	SP 94925 05870	18 <sup>th</sup> century west barn, a grade II listed structure. Converted to housing.