

JOHN MOORE HERITAGE SERVICES

HERITAGE IMPACT ASSESSMENT

**ON
THE BUILDERS YARD,
ISLIP, OXFORDSHIRE**

NGR SP 52657 14153

On behalf of

Richard Ward Ltd

JULY 2015

REPORT FOR Richard Ward Ltd
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SUMMARY

This document represents an investigation of the potential for archaeological remains and the level of impact on the surrounding Listed Buildings a development at The Builder's Yard, Islip, Oxfordshire (NGR SP 52657 14153) would have. The proposal site is located within the middle of buildings with the Grade I Church of St. Nicholas on the south side and the Grade II Red Lion Inn on the southeast corner. The research for the report consisted of a search of the Oxfordshire Historic Environment Records, examination of cartographic sources and a site visit.

The earliest activity within the Islip area is dated to the Prehistoric period, with several records of Mesolithic and Neolithic flints and Bronze Age enclosure. Although it appears that the level of activity decreased during the Iron Age, it is still present and is continued through to the end of the Roman period, with the establishment of a Roman villa. The activity dated from the Prehistoric period to the Roman period is centred to the south of the village with the Prehistoric sites mainly along the River Cherwell and River Ray banks.

The majority of the activity within Islip village is dated from the medieval period onwards, including the establishment of the church of St. Nicholas in the 12th century and possibly late 11th century. As the village developed it became a way point along the road from London to Worcester, and a series of Inns and Coach Houses were established, including the Post-medieval Red Lion Inn. Several of the buildings are still standing within the village and have now been converted into dwellings.

The cartographic and documentary evidence indicates that a medieval chapel referred to as the King's Chapel was located within the proposal site. As a result, any groundwork's within the proposal site could reveal the remains of the chapel that was demolished in the 1780s.

1 INTRODUCTION

1.1 Origins of the Report

This report was conducted at the request of Anderson Orr Architects on behalf of Richard Ward Ltd as part of a planning application.

1.2 Planning Guidelines and Policies

The National Planning Policy Framework (2012) provides guidance related to archaeology within the planning process. The following Policy points are key to this development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF also makes provisions for protecting the significance of non-designated heritage assets (**135**), the setting of heritage assets (**137**) and stresses the desirability of the proposed development to make a positive contribution to the local character and distinctiveness (**131**).

The West Midland Plan was revoked 20th May 2013 under the Regional Strategy for the West Midland (Partial Revocation) Order of 25th April 2013. The revocation of the West Midland Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

The NPPF makes provisions for the continued use of the Local Plan for decision making in the authority (sections **58** and **126**). Due weight may be given to the policies in the Local Plan according to their degree of consistency with the NPPF. The Local Plan will, therefore, continue to form the basis for determining local planning applications until it is superseded by documents in the Local Development Framework, including a new draft Local Plan.



Figure 1: Site location

1.3 Historic Environment Impact Assessment Aims and Objectives

The primary aim of the Historic Environment Impact Assessment is to provide a professional appraisal of the archaeological potential of the site and its setting. This follows the Government guidance in *NPPF* (2012) 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 *NPPF* (2012), the report presents a desk-based evaluation of existing information. It additionally follows the Chartered Institute for Archaeologists (Cifa) *Standard* definition of a heritage impact assessment (Cifa 2014). 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 Chartered 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 *NPPF* (2012), the historic environment impact 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 Historic Environment Impact Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for desk-based assessments (Cifa 2014). 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 a Chartered Institute for Archaeologists *Standard Guidance* paper (Cifa 2014).

In summary, the work has involved:

- Identifying the client's objectives

- Identifying the cartographic, photographic 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 Oxfordshire Historic Environment Record (HER)
- The Oxfordshire History Centre
- National Monuments Record photographic collection

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

The heritage values of the site will be assessed using English Heritage Conservation principles (2008b) guidelines, which state that people “value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community”. These values can be summarised as:

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

There has been no 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 an irregular polygonal shape located around the site (that is centred on NGR SO 71479 92596). The information about heritage assets both designated (scheduled ancient monuments and listed buildings) and non-designated heritage assets within the search area have been collated to provide a wider picture of the historic development of the landscape and thus the potential of surviving heritage assets in the vicinity.

The available evidence is derived from casual finds, archaeological investigations, standing buildings and historical records located in the wider polygonal search area. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation in the search area. 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 shire Historic Environment Record belongs to Oxfordshire County Council (Figures 1).

The advent of the NPPF (2012) has raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape. The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

2 THE SITE

2.1 Location (Figure 1)

The Builders Yard, Islip, Oxfordshire (NGR SP 52657 14153) is located within the historic parish of Islip. Islip parish was originally based within Kirtlington Hundred but was later transferred to Ploughley Hundred. The parish is now part of Cherwell District.

2.2 Description (Figure 1)

The proposal site consists of an L-shaped plot of land with two narrow rectangular buildings on the northeast side. There are two rectangular buildings on the south part of the southwest side with a square building adjoining the east side of the south building. Access to the site is from High Street, via the north part of the proposal site, into an open area within the centre of the buildings. Surrounding the proposal site are several buildings, including the grade I listed church of St. Nicholas that lies to the south. There are a group of dwellings and outbuildings to the north and the west (The Confessor's Gate and Fairlight). On the north side is the High Street. On the east side there are a further series of dwellings (Caprice, Acacia, The Store House, Smiths Cottage, and Quinton Cottage). To the southeast of the site is the car park of the Red Lion public house beyond which is the alehouse and outbuildings.

2.3 Geology and Topography

Topographically, the proposal site is within a village set on an east facing slope. The height of the proposal site is between 59m and 61m Ordnance Datum.

The underlying geology of the proposal site consists of Cornbrash Formation; limestone sedimentary bedrock formed approximately 161 to 168 million years ago in the Jurassic Period.

3 PROPOSED SCHEME

The proposal is to demolish all but the current southwest buildings on the site and build a new dwelling on the proposal site.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

A historic impact assessment is designed to provide an independent assessment in accordance with CIFA guidelines. This section thus contains a historical development of the area, the known archaeology of a surrounding search area, cartographic evidence, aerial photographic evidence and a site visit. Some information may thus be duplicated due to this.

4.1 The Historical Development of Islip

Islip is first recorded in 1004 as the birthplace of Edward the Confessor (VCH 1959, 205-219), and then in *c.*1050 as *Githslepe*. The name Islip refers to a “slippery place by the River *Ight* an old name for the River Ray (Mills 2011 259).

In 1065 Edward gave Islip to his new foundation of St. Peter at Westminster at the dedication of the church (VCH 1959, 205-219). However, Westminster failed to claim ownership of Islip before the conquest in 1066. Copies of 2 vernacular writs stating Edwards’s gift to Westminster provided evidence of Westminster’s claim on Islip. However, there was doubt as to the authenticity of the writs (VCH 1959, 205-219). As a result, Islip was granted to Hugh de Grantmesnil after the conquest.

The Domesday Book states that in 1066 the lordship of Islip belonged to Alwin and Godric with no mention of Westminster’s claim. Islip village is recorded being within the Hundred of Kirtlington with a total population of 17 households, comprised of 10 villagers, 5 smallholders and 2 slaves (Morris 1978, 55.1). In 1086 Adeline, the daughter of Hugh de Grantmesnil is named as owning the lordship of Islip. Adeline was married to Roger d’Ivry and was most likely given the manor as part of her wedding portion (VCH 1959, 205-219). In 1110, Adeline gave 1 hide in Fencott, which was part of Islip, to Abingdon Abbey. This gift was confirmed by Adelize, Adeline’s daughter in May 1111 after inheriting the manor at her mother’s death (VCH 1959, 205-219).

The manor was eventually passed to the de Courcy family in the mid 12th century; however, the process by which this occurred is not known. The most plausible account is that it passed to the de Courcy family, after Adelize’s death, as Robert de Courcy was married to Rose de Grantmesnil (VCH 1959,

205-219). The manor of Islip then remained with the de Courcy family until 1203 when Robert de Courcy forfeited all the families' rights to English lands and joined Phillip Augustus of France (VCH 1959, 205-219).

In 1203, Westminster Abbey made a second attempt to claim ownership of Islip and was successful, with Henry II restoring several lands to Westminster Abbey, including Islip (VCH 1959, 205-219). Islip was placed within the Abbot's portion and remained under the control of the Abbot of Westminster Abbey until 1540. The only exception to the Abbot's continued ownership of Islip was in May 1216 (VCH 1959, 205-219) when John I seized Islip based on a false report that Abbot William de Humez had died, and gave the manor to Hugh de Lusignan. However, in December 1216 Henry III restored Islip to the Abbot of Westminster Abbey (VCH 1959, 205-219).

In 1299, Abbot Walter de Wenlok made a deal with William de Dernford to exchange Islip manor for Deerhurst manor. Dernford then held the manor until 1327, when it was returned to the Abbot of Westminster (VCH 1959, 205-219).

In 1540, the abbey was sequestered on the surrender of Islip, which was then given to the dean and chapter of the newly constituted cathedral church at Westminster (VCH 1959, 205-219). In 1556, Islip was again surrendered to the crown before being granted back to the abbot and convent of the restored monastic foundation (VCH 1959, 205-219). In 1560, Islip was surrendered again and granted to the dean and chapter of the collegiate church constituted by Elizabeth I (VCH 1959, 205-219).

Islip remained under the control of the dean and chapter until November 1645 when a committee was established to administer to land and revenues of the dean and chapter of Westminster Abbey (VCH 1959, 205-219). In April 1649 all the lands and revenues of the dean and chapter were vested in a body of trustees appointed by the committee (VCH 1959 205-219). However, in September 1649, the manor of Islip was exempted from the control of the trustees and assigned to the maintenance of Westminster School (VCH 1959 205-219). In 1650, the manor at Islip was sold to Colonel Fielder and John Staunton. The manor was restored to the dean and chapter in 1660, which held the manor until 1869 (VCH 1959 205-219). Between 1549 and 1864, when the manor was under the ownership of the dean and chapter, it was continually leased out. In 1869 the ownership of Islip manor was transferred to the Ecclesiastical Commissioners, who it has remained with until at least 1959 (VCH 1959, 205-219).

4.2 Known Archaeological Sites (Figures 2 to 4)

In order to determine the potential for archaeological remains within the proposal site an Historic Environment Record (HER) search was carried out with a radius of 1km from the central point of SP 52657 14153. The search revealed that there was a series of sites ranging from the Mesolithic to Roman period and from the medieval period to the present day.

Mesolithic

The earliest finds from the search area are those of a Mesolithic date (Fig. 2). To the south of the village a series of Mesolithic flint scatters have been recorded (**JMHS 1**, 8743-MOX5244: SP 535 139; **JMHS 2**, 14346-MOX5288: SP 5248 1361; **JMHS 3**, 14348-MOX5290: SP 5254 1326; **JMHS 4**, 14350-MOX5292: SP 5255 1319; **JMHS 5**, 14353-MOX5295: SP 5272 1322; **JMHS 6**, 14354-MOX5296: SP 5345 1330). One collection of Mesolithic stuck flints consisted of 54 flakes and blades, 4 cores, 2 microliths and 1 microburin (**JMHS 7**, 8002-MOX5243: SP 525 132). To the south west of Islip village an antler hafting sleeve was recovered (**JMHS 8**, 9244-MOX5247: SP 5205 1366) during the dredging of the River Cherwell. Further finds were found to the south of the village that include a pebble-hammer of the hour glass variety (**JMHS 9**, 14162-MOX5285: SP 5268 1337), a flint hammerstone (**JMHS 10**, 14349-MOX5291: SP 5272 1361) and a flint core (**JHMS 11**, 14347-MOX5289: SP5250 1352).

The majority of the Mesolithic sites were found within close proximity of the River Cherwell, with one flint scatter found on the south side of the River Ray. Only three of the Mesolithic sites were not located close to the rivers; these were a possible Mesolithic flint scatter (**JMHS 12**, 14344-MOX5286: SP 5209 1468) that was located to the northwest of the village, close to the Bletchingdon Road (B4027); a further one to the southeast of the village and close to the B4027 Wheatley Road (**JMHS 13**, 14354-MOX5296: SP 5345 1330) and finally two Mesolithic flakes were recovered from a field east of the Wheatley Road (**JMHS 14**, 11634-MOX5271: SP 531 135).

Neolithic

Neolithic material has also been identified in the search area (Fig. 2). To the southeast of Islip village a collection of four Neolithic flakes and one possible core were recovered in 1978 (**JMHS 15**, 11633-MOX5270: SP 535 134). A further Neolithic flake from a ground axe was recovered to the east of the Wheatley Road (**JMHS 16**, 11634-MOX5271: SP 531 135). In addition to the flakes, a series of conjoined rectilinear and circular enclosures and associated trackway were identified to the southwest of the village (**JMHS 17**, 17436-MOX23319: SP 5190 1320). The enclosures have been dated from the Early Neolithic to the Roman period and were identified on aerial photographs during a survey of cropmarks within the north Oxfordshire area.

Bronze Age

During a cropmark survey in North Oxfordshire a series of circular features were recorded to the southwest of the village (Fig. 2). These features were recorded as Bronze Age Ring Ditches (**JMHS 18**, 17438-MOX23321: SP 5189 1341). Finds of this period include an Early Bronze Age scraper and flake from east of the Wheatley Road (**JMHS 19**, 11634-MOX5271: SP 531 135).

Prehistoric

A number of the sites within the HER were recorded and dated to the Prehistoric period generally (Fig. 2). Two Prehistoric scatters have been recorded to the south of the village (**JMHS 20**, 1321-MOX5208: SP 529 138; **JMHS 21**, 14345-MOX5287: SP 5319 1367). To the northeast of Islip village a series of conjoined rectilinear and oval enclosures were identified on aerial photographs and dated to the late Prehistoric period (**JMHS 22**, 12198-MOX5272: SP 5345 1490).

Iron Age

There is evidence that there was Iron Age activity to the south of the village from finds recovered from field walking (**JMHS 23**, 27554-MOX24065: SP 5320 1340) and that this continued into the Roman period.

Iron Age material was also noted in the search but again some of this was poorly located and may lie some way from the proposal site. These include two Greek Iron Age bronze coins with marginal locations at Islip (**JMHS 24**, 1326-MOX5211: SP 52 14).

Roman (43-410 AD)

The assemblage recovered during field walking (**JMHS 23**) has been associated with a Roman corridor villa and associated enclosures (**JMHS 25**, 1330-MOX300: SP 533 135) that was partially excavated in the 1962. The two enclosures are not aligned; the smaller north to south and the outer east to west. The villa is of a corridor type and is located within its own or inner enclosure with the large additional enclosure outside. The two enclosures are not aligned, which is perhaps indicative of them being of a different date. There are two circular features located to the south of the villa within the smaller enclosure. Similarities of location of these features have been made with the villa at Ditchley Park (Henig and Booth 2000, 88-89). The boundary wall of this enclosure was 2.5m wide, which is more in line with a rampart construction. At the rear of the villa is a room that protrudes through the boundary wall and provides access to the outer enclosure. The large outer enclosure measuring 260m by 210m also contains the remains of two large circular features one 10m and the other 30m across, which flank the entrance into the small enclosure. In addition to this, several features have been identified on aerial photographs within the enclosures and are suggested to be associated outbuildings. The Roman villa is mentioned in *The Buildings of England: Oxfordshire* (Sherwood and Pevsner 1974, 665). The excavation dated the villa to the late 1st and 2nd centuries, with the assemblage of artefacts (**JMHS 23**, 27554-MOX24065: SP 5320 1340) indicating that the site was still in use during the 3rd and 4th centuries. The villa's location and design have implications for the surrounding area. Firstly it indicates that the B4027 was already in existence in some form in the Roman period and is thus a Roman period trackway (**JHMS 26**: SP 52882 13622). The defensive nature of the villa complex is indicative of the site being a potentially defensive location on a ridge between the Thames and Cherwell on the one hand and

Otmoor on the other as it approaches the River Ray crossing. This implies that the crossing at Islip is likely to have been used in the Roman period. To the northeast of the villa a series of cropmarks have been identified as linear field ditches (**JMHS 27**: 11609-MOX5267: SP 5338 1365) that might be associated with the villa.

Roman activity in the search area was more substantial, but a lot of it was recorded on marginal locations that must lie in the search area. Marginal or poorly located sites include the recovery of Roman coins from the River Ray to the south of Islip, along with a skull (**JMHS 28**, 1317-MOX5206: about SP 52339 13815). This account would appear to indicate that the River Ray in the vicinity of Mill Lane was the location of a Roman period river shrine near its confluence with the Cherwell.

The HER indicates that part of the Roman road from Alchester to Cirencester (8921-MOX1703) passes through or close to Islip village. This road is referred to as Akeman Street, which crosses some distance up the Cherwell between Tackley and Kidlington.

Early medieval (410-1066 AD)

Early medieval features (Fig. 3) and finds are also noted in the HER data. One is poorly located, which includes an early medieval weaving batten from a grave near Islip (**JMHS 29**: 26367-MOX23795: SP 52 14).

During an excavation for the new bridge over the River Ray in Islip in 1876 a collection of early medieval finds were recovered (**JMHS 30**, 10178-MOX5256: SP 528 139). The finds consisted of iron stirrups and an iron spearhead.

Although the church is dated to the 12th century, there is textual evidence that the church had been established in at least the 11th century (**JMHS 31**, 5274-MOX5230: SP 52649 14093) as it is recorded that in 1065 Edward the Confessor granted the church to Westminster Abbey (Sherwood & Pevsner 1974, 664).

High medieval (1066-1542 AD)

Within the village of Islip two buildings and two sites were recorded as dating from the medieval period. The most significant medieval building recorded within Islip is the Church of St. Nicholas which is a Grade I Listed Building (**JMHS 32**, 5274-MOX5230: SP 52649 14093). The earliest surviving features of the church have been dated to the late 12th century. The church has undergone later alterations with features dated from the 13th to early 20th century. Documentary evidence has indicated that there was previously a building located on the north side of the church of St. Nicholas that was referred to as the King's Chapel (**JMHS 33**, 9451-MOX5249: SP 5264 1416).

Near the northeast corner of Islip village are earthworks that have been identified as a high medieval moat and manor house (**JMHS 34**, 5277-

MOX5231: SP 5298 1430). The earthworks most likely represent the original location of the Abbot of Westminster Abbey's manorial house before it was moved in 16th century. Associated with the earthworks is an earthwork that has been interpreted as a possible medieval fishpond (**JMHS 35**, 11086-MOX5260: SP 5303 1426).

Post-medieval (1542-1704 AD)

Within the village of Islip there are several limestone and listed buildings that are Post-medieval in date (Fig. 3). The earliest dated buildings from the Post-medieval period are the Grade II King's Head House and Laneside House (**JMHS 36**, 18041-MOX13341: SP 52748 14042), which were constructed from coursed limestone rubble and timber framing. The houses were originally a single building used as an Inn dated from late 16th century to early 17th century. The building was re-modelled *c.* 1700 and the 20th century, but it is not clear when the building was subdivided into a house.

The Red Lion (**JMHS 37**, 18037-MOX14009: SP 52704 14139) is a 17th century, two and half storey, Grade II building. The public house was constructed with limestone rubble with some squared quoins and wooden lintels. The Monks Cottage (**JMHS 38**, 18053-MOX13173: SP 52679 14068) is a Grade II building constructed from limestone rubble with timber lintels. The cottage was originally subdivided into three from the 17th century before later being combined into a single L-shaped house.

The Old Rectory is a Grade II* building that was built in 1689/1690 by the rector Dr. Robert South (**JMHS 39**, 11087-MOX5261: SP 5273 1399) and constructed from coursed limestone with ashlar dressings. The building was restored by Dean Vincent in 1807 and enlarged in the mid 19th century. A description of the Old Rectory is also provided in *The Buildings of England: Oxfordshire* (Sherwood and Pevsner 1974, 664). To the rear of the Old Rectory is an associated Grade II Tithe barn (**JMHS 40**, 18050-MOX13171: SP 52739 14029). The barn consists of a 6-bay single range and a 2-bay coach house, constructed of coursed limestone rubble.

Also associated with the Old Rectory (**JMHS 39**) is a Grade II limestone garden wall (**JMHS 41**, 18051-MOX14643: SP 52714 14023) that surrounds the garden to the south and the courtyard to the north of the Old Rectory. Located between the garden walls is a Grade II, coursed limestone and ashlar terrace wall with steps (**JMHS 42**, 18052-MOX13172: SP 52739 13964) that surrounds the front terrace on the south side of the Old Rectory.

The Cross Tree cottage and adjoining house (**JMHS 43**, 18036-MOX13186: SP 52733 14086) are a Grade II building dated to the late 17th century and constructed from coursed limestone rubble and some wooden lintels. The buildings were originally a single building with an earlier cellar, and were altered during the 19th and 20th centuries. Associated with the Cross Tree Cottage is a Grade II limestone rubble, two-tier mound with two low retaining walls also dated to the late 17th century (**JMHS 44**, 18038-MOX14562: SP 52699 14088).

Evershot and Harvington (**JMHS 45**, 18040-MOX14010: SP 52763 14065) are a late 17th century Grade II building, originally constructed of limestone rubble with some ashlar dressings. The building was enlarged and re-modelled during the 18th century and is now sub-divided. The Bank Cottage (**JMHS 46**, 18045-MOX14311: SP 52427 13943) is a Grade II building constructed from limestone rubble with wooden lintels from the late 17th century. The building was originally sub-divided and underwent re-modelling in the late 18th to early 19th century.

Within the church yard, to the south of the chancel of St Nicolas are two chest tombs that have been dated to the mid and late 17th century (**JMHS 47**, 18039-MOX23186: SP 52660 14079). The chest tombs are two of three that have been given a Grade II listing.

There are three buildings that have been dated from the late 17th century to the early 18th century. These buildings include Riverview (**JMHS 48**, 18049-MOX13347: SP 52701 14047), which is a Grade II building constructed from limestone rubble with some ashlar dressings. The building appears to have been re-modelled in the mid to late 18th century. The next building is No 2 Mill Street (**JMHS 49**, 18047-MOX13928: SP 52645 13959) a Grade II building, constructed from coursed limestone rubble with wooden lintels. The third building is Greystones (**JMHS 50**, 18035-MOX14664: SP 52732 14093), a Grade II building constructed from limestone rubble with wooden lintels.

Imperial

Several standing buildings within the village of Islip have been listed as dated to the Imperial period. These buildings include the Old House (**JMHS 51**, 11088-MOX5262: SP 526 141), a Grade II building of random and coursed limestone rubble with ashlar dressings. The building has a plaque dating its construction to 1710, and was probably partly rebuilt late 18th century to early 19th century. Old House was originally used as the school and school-house for the village and is described in *The Buildings of England: Oxfordshire* (Sherwood and Pevsner 1974, 665). Islip Mill (**JMHS 52**, 2309-MOX5217: SP 5200 1373) was also constructed in the early 18th century and later converted into a house. The building was of limestone rubble and a Grade II Listed Building before it was demolished in 1949.

No 1, 2 and The Thatched cottage are a grade II listed building of the early 18th century (**JMHS 53**, 18042-MOX13187: SP 52891 14082). The buildings are a row of 3 cottages that are constructed from coursed limestone with wooden lintels. Of a similar date is Hillside Farmhouse and Out Building (**JMHS 54**, 18046-MOX13188: SP 52668 13955). These structures are Grade II of coursed limestone rubble (18th century) and yellow brick (19th century). Church Key cottage (**JMHS 55**, 18054-MOX14145: SP 52688 14035) is another Grade II early 18th century building that is a of coursed limestone rubble with wooden lintels. Also dated to the early 18th century is Lilac Cottage (**JMHS 56**, 18043-MOX14432: SP 52644 13981), which is a Grade

II limestone rubble building with wooden lintels. The building appears to have been extended during the late 18th century.

The HER has two houses that are Listed Buildings dated to the early 18th century associated with the name Manor. The first is the Grade II listed Manor House on Mill Street of coursed limestone rubble with a central-stair plan (**JMHS 57**, 18044-MOX14011: SP 52572 13966). The second is Manor Farmhouse, originally a farmhouse, located on North Street (**JMHS 58**, 18048-MOX14323: SP 52863 14302). This grade II building is a coursed squared limestone structure with ashlar dressings. It is also noted that Manor Farmhouse appears to be incorporating features that pre-date the early 18th century and was extended in the mid 19th century.

The only building dated to the mid 18th century is Northfield Farmhouse, barn and stable range (**JMHS 59**, 18011-MOX14660: SP 51663 13268). The grade II buildings are limestone rubble buildings with corrugated asbestos roofs. It is noted that the buildings used to be part of the Wood Eaton Estate.

The Wooster Arms (**JMHS 60**, 18055-MOX14393: SP 52696 13982) is dated to the late 18th century and was originally part of an Inn. The building is of limestone ashlar and rubble and is a Grade II Listing.

A third chest tomb within the churchyard of St Nicholas has been listed. This chest tomb is dated to the 18th century and is located north of the chancel (**JMHS 61**, 18039-MOX23186: SP 52660 14079).

Industrial

A number of buildings can be associated with the Industrial Revolution (Fig. 4). Islip Station (**JMHS 62**, 726-MOX5197: SP 5266 1446) was established in the 19th century with the existing buildings dating from c.1860. However, the original buildings were not recorded. The existing buildings consist of a wooden up/down platform and wooden, weather-boarded station buildings. Also dated to the late 19th century is the Wesleyan Methodist Chapel (**JMHS 63**, 9997-MOX5252: SP 5264 1402) that was built in 1886.

Several sites within the HER have been recorded after being identified on the 1880 Ordnance Survey map. These records include the Islip Quarry (**JMHS 64**, 730-MOX5198: SP 527 137); the site of a Post-medieval kiln (**JMHS 65**, 731-MOX5199: SP 521 137) and a Toll House that was uncovered during an excavation at the site of the new Islip Bridge (**JMHS 66**, 10178-MOX5256: SP 528 139).

Modern

Only one monument dates to the modern period, which are the foundations of walls and material that was dated from the 19th to 20th century (**JMHS 67**, 28273-MOX24806: SP 5267 1400). The wall foundations and material was found during a watching brief (Even No: EOX3513: SP 5267 1400).

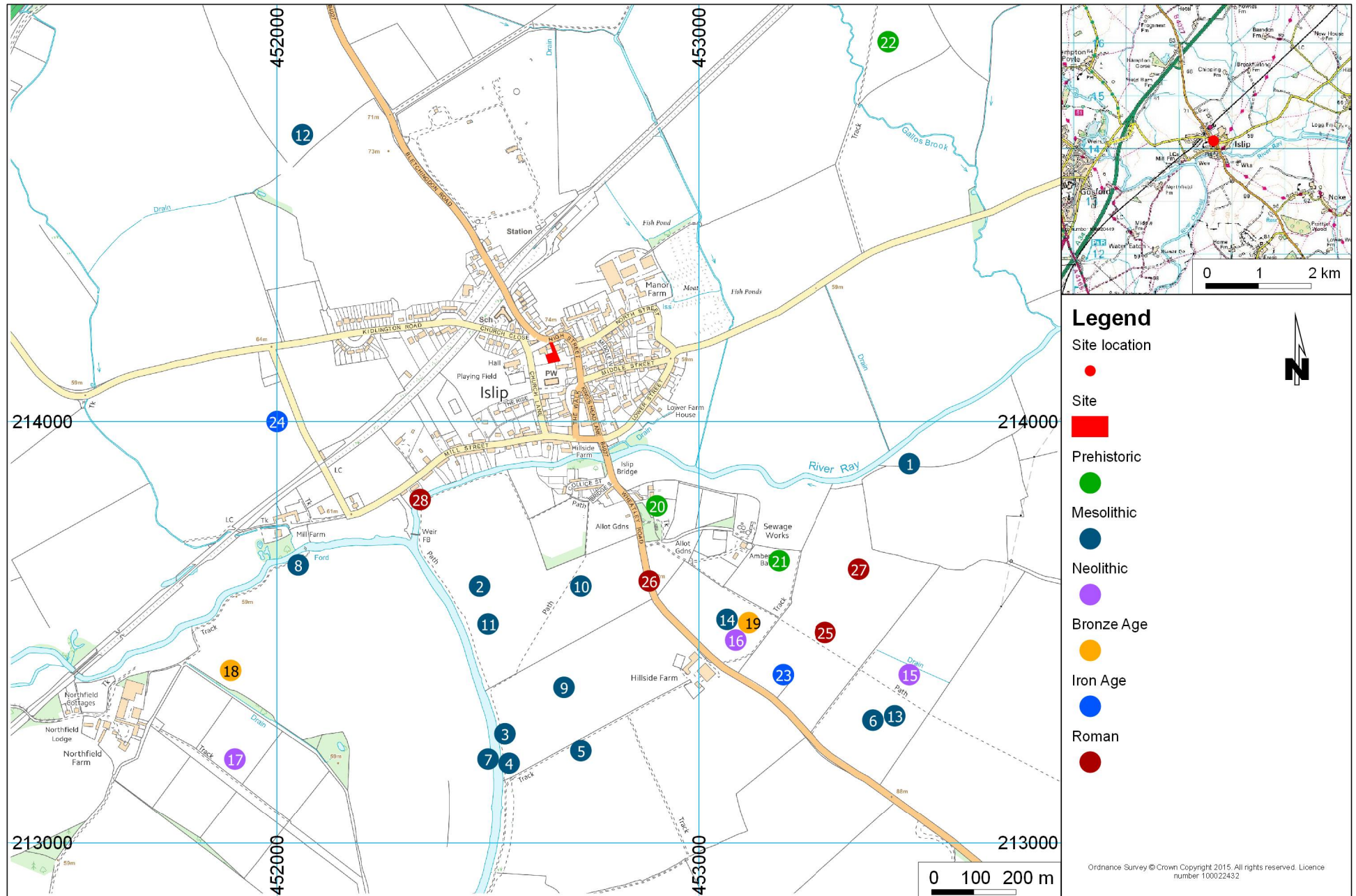


Figure 2: Prehistoric and Roman Historic Environment Record Sites

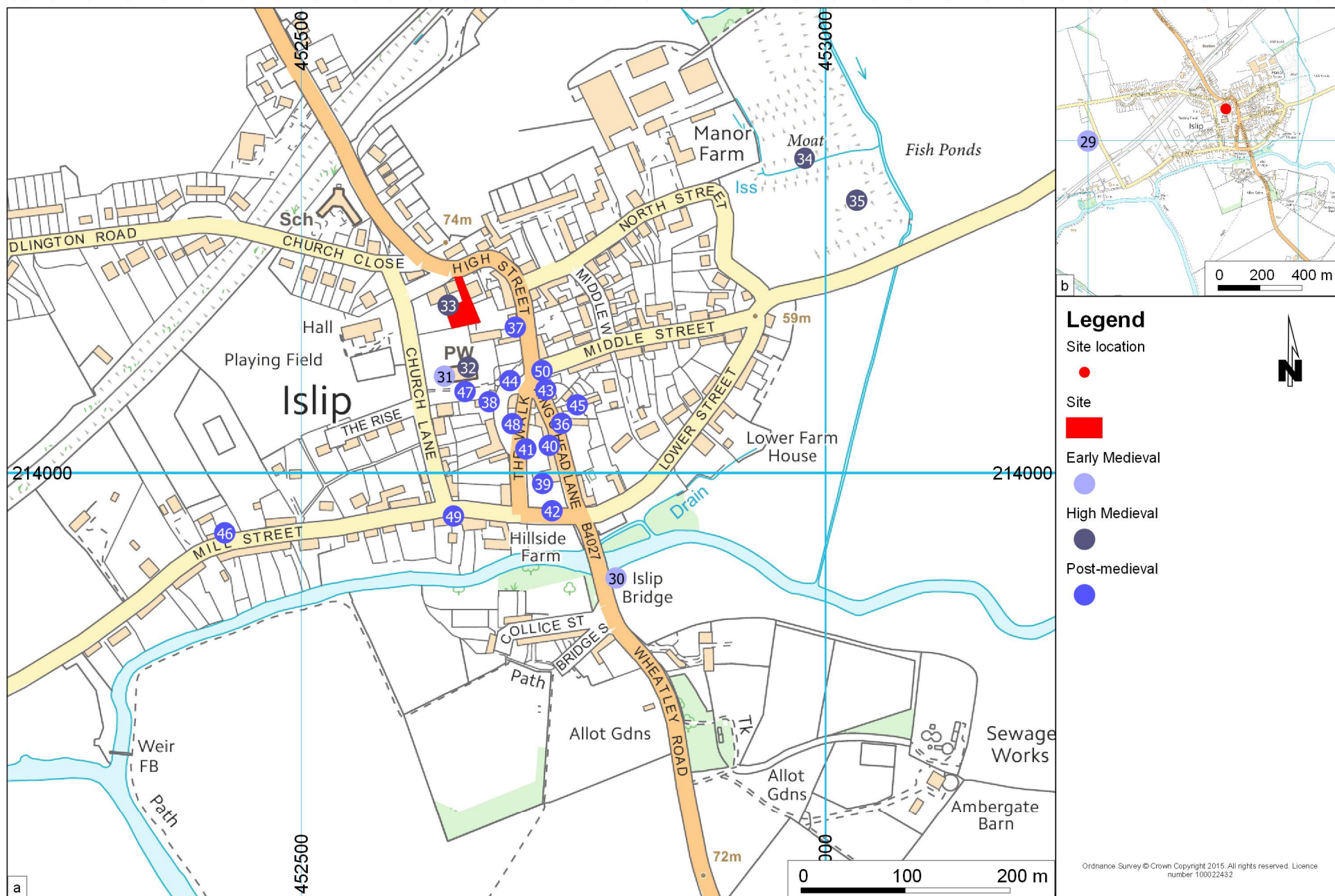


Figure 3: Medieval and Post-medieval Historic Environment Record Sites

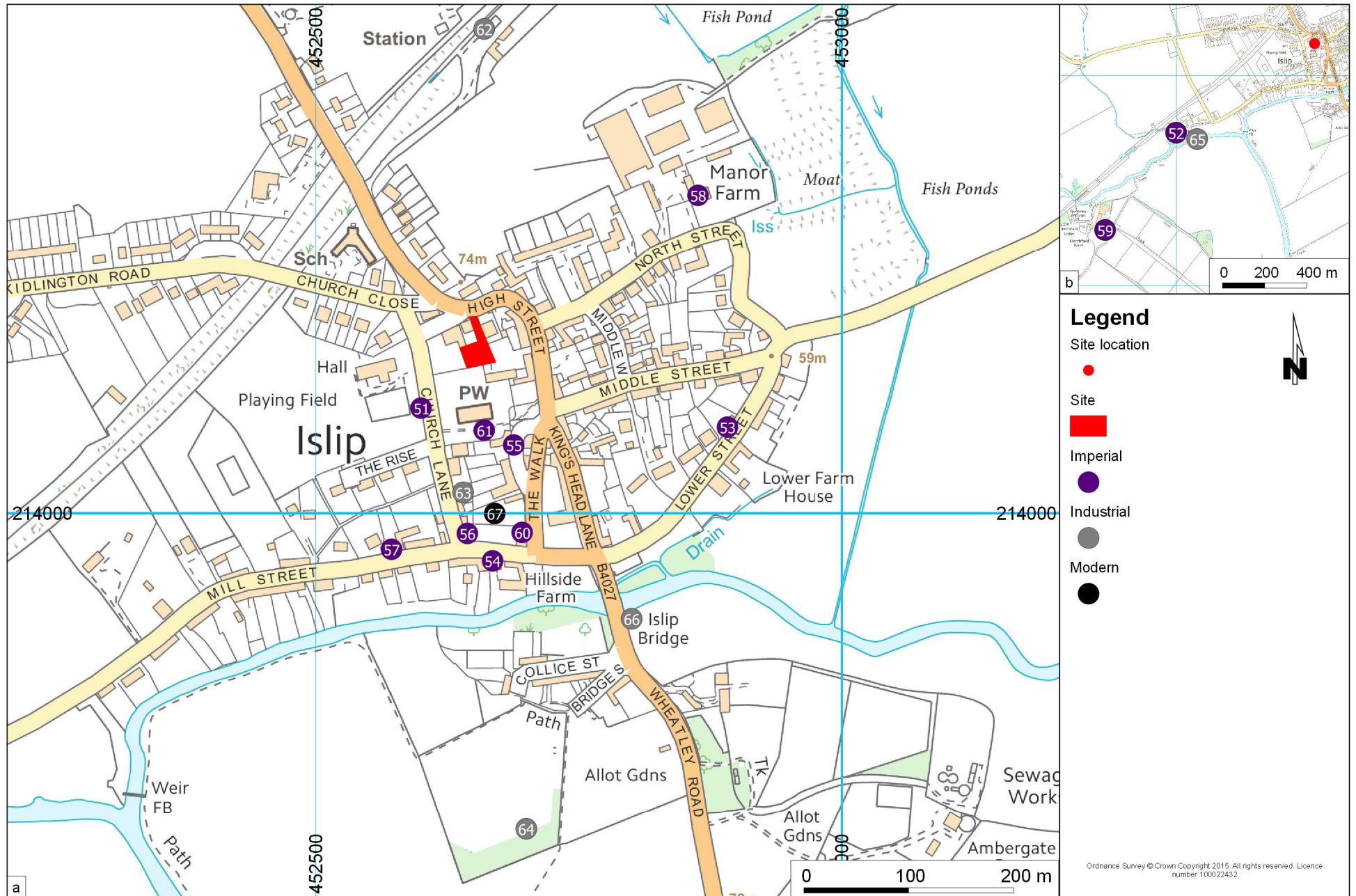


Figure 4: Imperial, Industrial and Modern Historic Environment Record Sites

4.3 Cartographic Research (Figures 5 to 7)

A series of historical maps from the 17th century to the 20th century were examined in order to determine the development of the buildings in and around the proposal site. The earliest map examined was Morden's map of Oxfordshire from 1695 (CH XXIII/96). The map depicts Islip as a series of buildings along the edge of the roads (Fig. 5).



Figure 5: Morden 1695 Map of Oxfordshire

The first 18th century map was Kitchin's map of Oxfordshire (CH.XXIII/11a) from c.1753. Kitchin's map shows the same as Morden's with the addition of "Islip to Dean of Westm'r" indicating that the land was under the control of the dean and chapter of Westminster Abbey (Fig. 6).

Jefferys's map of Oxfordshire dated 1767 (CP/103/m/1) shows the location of St Nicolas's church with buildings to the north side, within the area of the proposal site (Fig. 7). The three earliest maps have limited detail and it is not possible to determine individual buildings. Davies' map of Oxfordshire of 1797 (CH XX/2) provides a more detailed plan of the village. On the map it is possible to determine that there are no buildings within the area of the proposal site (Fig. 8). However, the church and several other buildings are visible immediately outside of the area.



Figure 6: Kitchin c.1753 Map of Oxfordshire



Figure 7: Jefferys 1767 Map of Oxfordshire



Figure 8: Davies 1797 Map of Oxfordshire



Figure 9: Bryant 1824 Map of Oxfordshire

The first 19th century map surviving was Bryant's map of Oxfordshire of 1824 (P345/m/1). The map shows a U-shaped building with the opening on the east side, to the north of the church (Fig. 9). The Tithe Map dated to 1843 (OXON par/islip a/3 (R) shows the proposal site as an empty area surrounded by other buildings (Fig. 10). The map appears to show that the boundaries may have changed or been reorganised. There are potentially three buildings that are

located inside the proposal site. Across the entrance facing onto the High Street there is an outbuilding. There is a north to south building possibly on the east side of the yard and a further east to west building on the south side besides boundary walls.

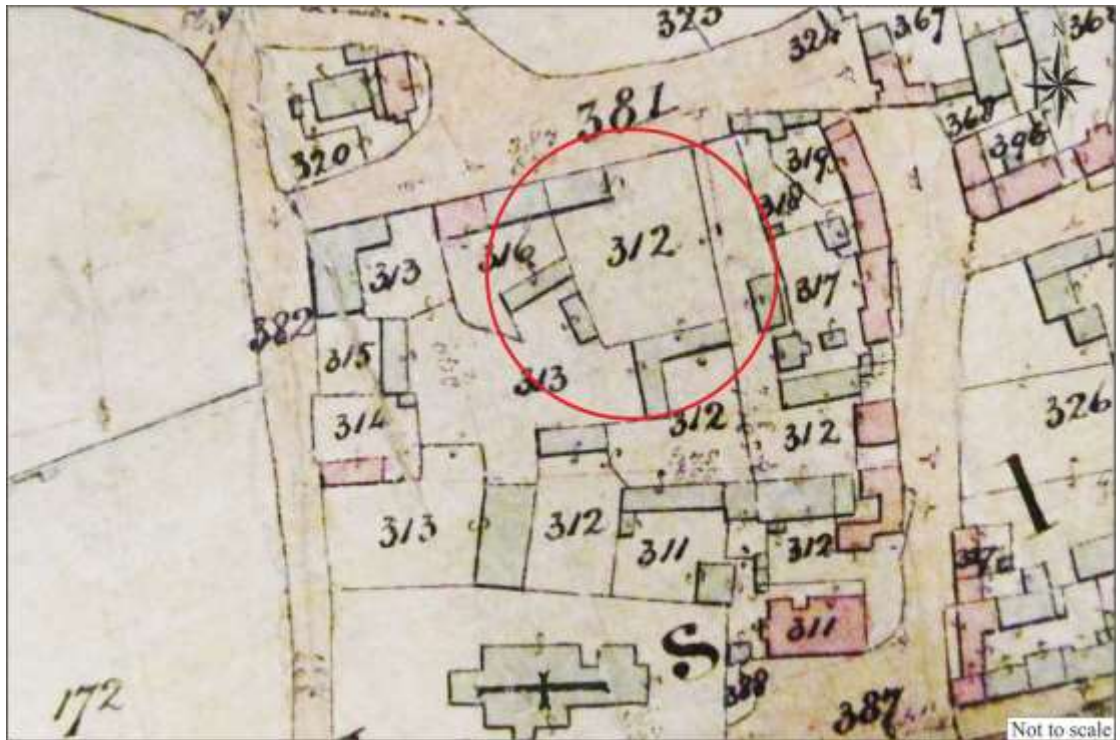


Figure 10: 1843 Tithe map

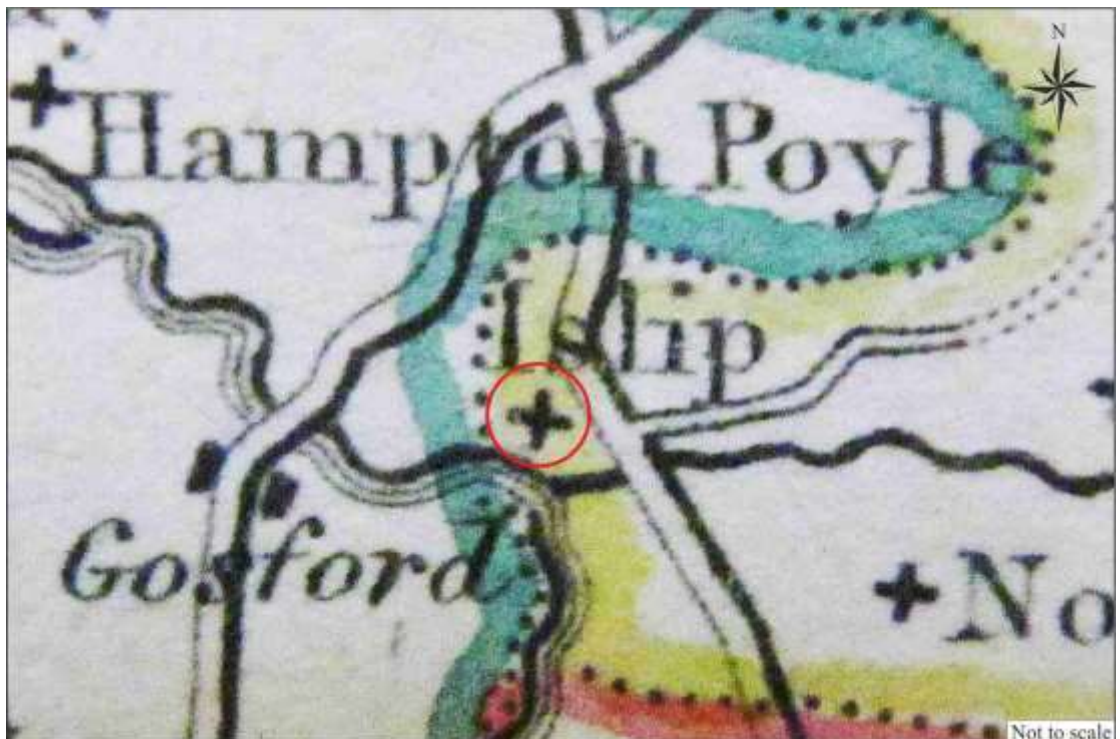


Figure 11: Creighton 1844 Map of Oxfordshire

Creighton's map from 1844 (misc/Fi/I/7) indicates the location of Islip with a cross, but does not show any buildings or detail of the village (Fig. 11).

The First Edition Ordnance Survey map from 1876 (Oxon27.2) depicts the proposal site as an empty area (Fig. 12). Presumably there was clearance of boundaries and buildings across the area between 1843 and 1876. Perhaps significantly there is a cross marked on or adjacent to the site that indicates the ancient site of the King's Chapel.

The Second Edition Ordnance Survey map from 1899 (Oxon27.2) depicts the two buildings that are currently on the west edge of the proposal site (Fig. 13). This indicates that buildings on the west side date from the late 19th century. The last map examined was the 1922 Third Edition Ordnance Survey map (Oxon27.2). The map depicts the modern day layout of the proposal site with all the current buildings (Fig. 14). On all three maps there is a label indicating that the king's chapel, which was demolished in 1780s (VCH 1959 205-219), was located within the centre of the proposal site.

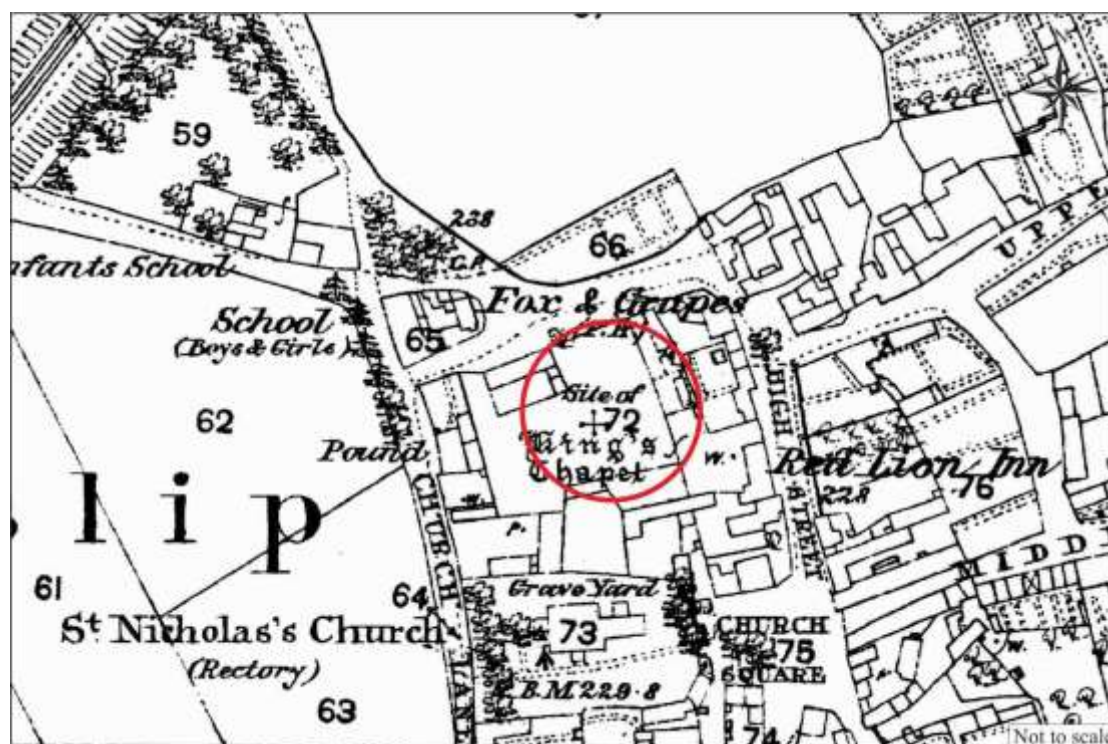


Figure 12: First Edition Ordnance Survey map 1876

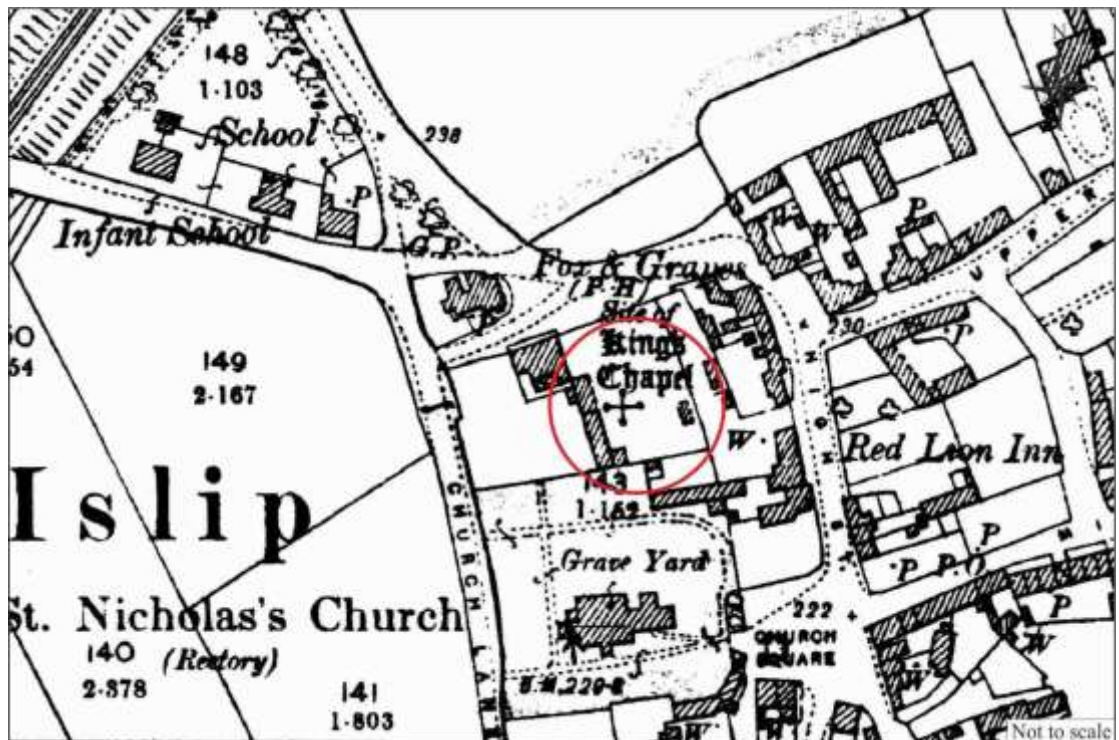


Figure 13: Second Edition Ordnance Survey map 1899

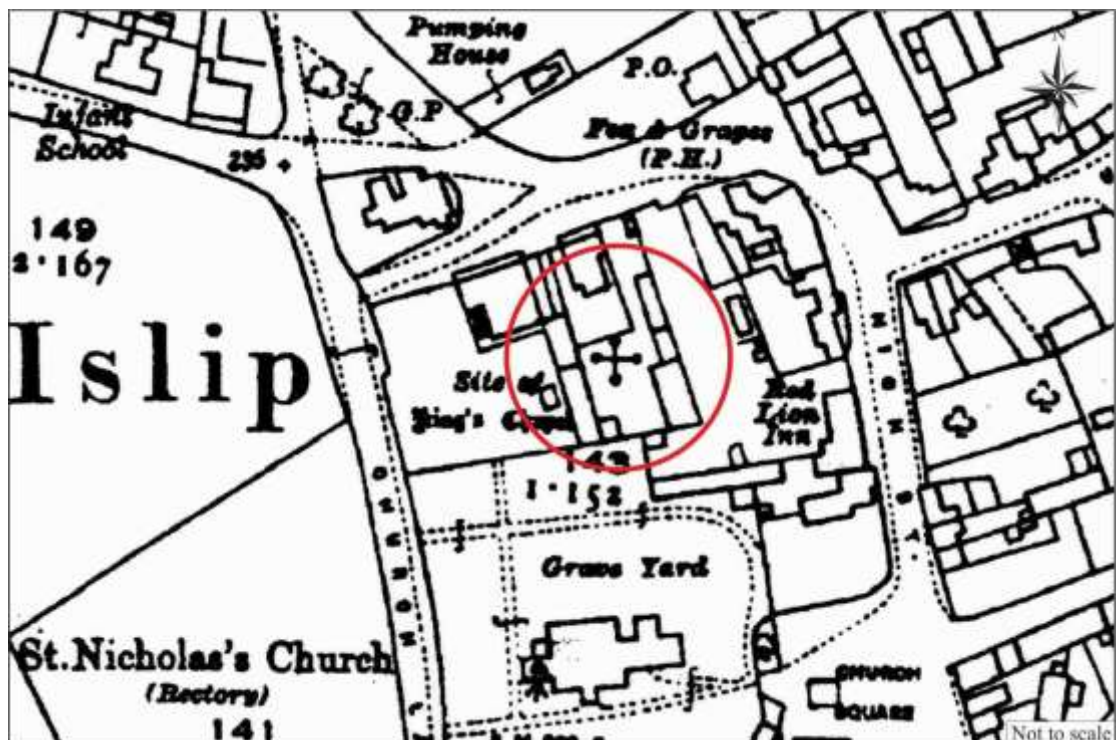


Figure 14: Third Edition Ordnance Survey map 1922

4.4 Aerial Photographs

Due to the proposal site being located within the centre of a village the information that could be gathered from aerial photographs would be of limited use.

4.5 Site Visit

The Builder's Yard, Islip was visited on Monday 29th June. The site visit consisted of a photographic record of the standing buildings on the proposal site and the view of the proposal site from three Listed Buildings. Buildings 1 and 2 have both been altered internally and externally in order to accommodate the current purpose of the proposal site. As a result of the alterations all the windows and doors are of a modern date (plate 1). Buildings 3, 4 and 5 have all been connected, via large openings in the adjoining walls. It appears that the alterations are of a modern date, based on the use of bricks on the side and a cement lintel to line the edge of the passage in the adjoining wall of building 4 and 5 (plate 2).



Plate 1: Building 1

There are three Listed Buildings that could be potentially impacted by any development of the site. The first Listed Building is The Old House, which is located to the north of the proposal site. The only part of the proposal site that was visible from The Old House is the entrance into the site (plate 3). This is due to a row of buildings that runs along the north edge of the proposal site, blocking the view of it from the main road.

The next Listed Building was the Red Lion pub, on the southeast corner of the proposal site. The Red Lion is a two and half storey building with a car park between the building and the proposal site. From within the car park it is not possible to look into the proposal site due to a high wall (plate 4). There are several windows on the side of west side of the Red Lion, however, it was only possible to see the roofs of building 1 and 2 from the first floor and the attic windows (plate 5-6).



Plate 2: Lining of passage between building 4 and 5



Plate 3: View from the northeast corner of The Old House



Plate 4: View from Red Lion car park



Plate 5: View from First floor of Red Lion



Plate 6: View from Attic of Red Lion

The third Listed Building was the Church of St. Nicholas which borders onto the south edge of the Proposal site, with part of the graveyard located between the proposal site and the church building. Within the graveyard there are several trees that block the view of the proposal site from the church building. In addition to this, the north and east windows in the bell tower have been blocked up, which means that the proposal site would not be visible from the church building (plate 7-9). It is possible to see the south elevation of building 3 and south gable end of building 4 from within the graveyard (plate 10), but this is only from the line of the trees onwards.



Plate 7: View from the church building



Plate 8: North window in bell tower



Plate 9: East window in bell tower



Plate 10: View from graveyard

From within the proposal site the only historical feature that was visible was part of the bell tower for the Church of St. Nicholas.

5 DISCUSSION

The proposed development was briefly outlined in section 3. A discussion of the heritage data was discussed in section 4 (4.1 Historical, 4.2 Archaeological, 4.3 Cartographic, 4.4 Aerial Photography, and 4.5 Site Visit). Section 5.1 offers a simplified over view in a chronological overview.

5.1 The Landscape of the Search Area

The landscape within the search area shows continued activity within the area from the prehistoric period onwards. The prehistoric and Roman activity was concentrated along the rivers to the south of the village with only a few recorded sites located by the road running through Islip. Activity from the medieval period to the present day is based on the modern layout of the village with a high number of historical buildings. The original purpose of several buildings as Inns indicates that the development of the village was based mainly on the trade gained from the people who used the old London to Worcester road. Although the village is surrounded by agricultural fields the latest record of a field system dates to the Roman period.

5.2 The Archaeological Potential of the Proposal Area

There is archaeological potential of the proposal site, with any remains likely to date to the medieval period or later. The cartographic and HER data indicate that the proposal site could be placed on the site of the King's Chapel that was demolished in the 1780s.

5.3 The Impact of Previous Development on Potential Archaeological Remains

The medieval and post-medieval development within Islip appears to have removed much of any evidence of the Prehistoric and Roman activity within the village.

5.4 The Impact of the Proposal on non-designated heritage assets

The Medieval Chapel (JMHS 33) was the only site recorded within the proposal site. There is a possibility that any ground works conducted at the site could reveal remains of the chapel.

The prehistoric and Roman sites (JMHS 1-28) were non-designated and located primarily to the south of the village with only a few to the north. In addition to this the Quarry (JMHS 64) is also located to the south of the village.

5.5 The Impact of the Proposal on scheduled heritage assets

There are no scheduled ancient monuments (SAM) located in the search area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed by legally sanctioned by the proper authorities (in this case English Heritage). This legal protection is provided under the “Ancient Monuments and Archaeological Areas Act of 1979”.

5.6 The Impact of the Proposal on listed heritage assets

A listed designation means that a building is considered to be of nationally or internationally important. There are three ranks of designation that are I, II* and II. The legal back-ground for designation is provided by the “*Planning (Listed Buildings and Conservation Areas) Act 1990*”. Any alteration or destruction has to be legally sanctioned by the proper authorities with a listed building consent.

There are a total of 26 Listed Buildings within the search area, with the Church of St. Nicholas (JMHS 32) and the Red Lion (JMHS 37) bordering the south and southwest side of the proposal site. It is also possible to see the entrance to the proposal site from the east side of the Old House (JMHS 51). Due to the angle and height of the Red Lion, the view of the proposal site is limited, from the upper floors of the Red Lion.

The view of the proposal site from the Church of St. Nicholas is limited due to the trees that are within the rear graveyard. However, it is possible to see the south gable end building 4 in the proposal site from the trees onwards. The north and east window in the bell tower have been blocked up at some point, which means that any impact on the church would be based on the view from the ground level.

It is not possible to see the proposal site from the rest of the Listed Buildings within Islip village.

5.7 The Impact of the Proposal on known burial sites

‘The *Burial Act 1857* makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained’ (HO 2004).

Burials only become designated heritage assets if they are part of a listed cemetery structure in a churchyard, a burial in a church, or part of a scheduled monument like a long barrow, round barrow, a burial mound inside a later designated structure for example a hill-fort or are a secondary or satellite cemetery to a listed or scheduled structure. In all these cases it can be argued that the individual burial or cemetery is thus protected. In other cases where past burials have been or become located they are essentially non-designated heritage assets as their presence will become added to the Historic Environment Record. In any event burials can only be moved with the permission of the Ministry of Justice and should not be touched by building contractors.

The only known burials within the search area are based within the graveyard of the Church of St. Nicholas. A chapel allegedly lies to the north of this, which means that the cemetery may have previously extended north.

6 CONCLUSIONS

A Heritage Impact Assessment was carried out on the Builders Yard in Islip, Oxfordshire.

The search area revealed that there was prehistoric activity to the south of Islip village that centred on banks of the River Cherwell and the River Ray. At present it is feasible to say that prehistoric activity could occur, but that the possibility is low. There is also a Roman villa and associated enclosure and field system to the southeast of the village. The finds of Roman material from the River Ray to the south of the river should indicate a Roman site along the bank in the Islip area. However, as the finds are by the river it appears as though Roman activity within the area was not within the modern location of Islip village and would not be impacted on.

There appears to be more limited activity during the early medieval period with only a few early medieval finds recorded during the excavation for the new Islip Bridge in 1876; though Islip is considered to be an 8th to 11th century settlement.

The majority of activity within the Islip village is from the medieval period onwards. A key building within the development of the village is the Church of St. Nicholas, which is located on the south edge of the proposal site. The

church is the earliest standing structure within Islip and is dated from the 12th century with historic documents indicating that it could date from the 11th century. Due to the proximity of the church to the proposal site, any development will have a visual impact on the church. However, the impact will be limited due to the trees within the graveyard and the fact that the bell tower windows have been blocked up on the side of the proposal site.

As stated, the cartographic and documentary evidence indicates that the King's Chapel was within the proposal site. Therefore, and groundwork's conducted within the proposal site could reveal remains of the chapel that was demolished in the 1780s.

Islip developed as a staging post along the old London to Worcester road from the post-medieval period onwards. Several of the Listed Buildings dating from this period were created with the initial purpose of being Coach Houses and Inns, including the Red Lion Inn. The Red Lion, which is located on the southeast corner of the proposal site, will be impacted by any development. However, the extent of the impact is likely to be minimal based on the fact that there are already buildings with the proposal site and the angle of the building of the Red Lion.

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CP/103/m/1 Jefferys 1767 1767 Jeffery's Map of Oxfordshire

CH XX/2 Davies 1797 1797 Davies' Map of Oxfordshire

P345/m/1 Bryant 1824 1824 Bryant's Map of Oxfordshire

OXON par.islip a.3 (R)_tithe_1843 1843 Tithe map for the parish of Islip

hmapOS_1876 1876 First Edition Ordnance Survey Map

hmapOS_1899 1899 Second Edition Ordnance Survey Map

hmapOS_1922 1922 Third Edition Ordnance Survey Map

Gazetteer: On Historic Environment Record

ID	Period	Description	Identifying Number	X coordinate	Y coordinate
1	Mesolithic	Mesolithic Flints: mesolithic awl	8743-MOX5244	453500	213900
2	Mesolithic	Mesolithic Flints: 4 cores and 2 others possibly mesolithic	14346-MOX5288	452480	213610
3	Mesolithic	Mesolithic Flints: 1 microlith and over 30 flakes and blades	14348-MOX5290	452540	213260
4	Mesolithic	Mesolithic Flints: 1 microlith, 1 possible small scraper, 2 core fragments, several retouched blades and other blades	14350-MOX5292	452550	213190
5	Mesolithic	Mesolithic Flint Flakes: 3 flakes, 2 scrapers and 1 blade fragment	14353-MOX5295	452720	213220
6	Mesolithic	Mesolithic Flint Flakes: About 10 small flakes and chips, including some broken blades	14354-MOX5296	453450	213300
7	Mesolithic	Mesolithic Struck Flints. 54 flakes and blades, 4 cores, 2 microliths and 1 microburin	8002-MOX5243	452500	213200
8	Mesolithic	Mesolithic Antler Hafting Shaft	9244-MOX5247	452050	213660
9	Mesolithic	Mesolithic Pebble-Hammer. Hour-glass variety	14162-MOX5285	452680	213370
10	Mesolithic	Mesolithic Flint Hammerstone	14349-MOX5291	452720	213610
11	Mesolithic	Mesolithic Core	14347-MOX5289	452500	213520
12	Mesolithic	Possible Mesolithic Flint Flakes. About 10 small, worn flakes	14344-MOX5286	452060	214680
13	Mesolithic	Mesolithic Flint Flakes. About 10 small flakes and chips, including some broken blades	14354-MOX5296	453450	213300
14	Mesolithic	Mesolithic to Bronze Age Implement. 2 mesolithic microliths	11634-MOX5271	453100	213500
15	Neolithic	Neolithic Flint Flakes. 4 flint flakes including a possible core	11633-MOX5270	453500	213400
16	Neolithic	Mesolithic to Bronze Age Implement. A neolithic flake from a ground axe	11634-	453100	213500

Gazetteer: On Historic Environment Record

ID	Period	Description	Identifying Number	X coordinate	Y coordinate
			MOX5271		
17	Neolithic	Late Neolithic to Early Bronze Age trackway field system SE of Northfield Farm. Conjoined rectilinear enclosures, circular enclosure, and associated trackway identified as cropmarks in NMR aerial photos	17436-MOX23319	451900	213200
18	Bronze Age	Ring Ditch E of Northfield Farm. Circular enclosure identified as a cropmark in NMR aerial photos, likely a ring ditch	17438-MOX23321	451890	213410
19	Bronze Age	Mesolithic to Bronze Age Implement. Bronze Age scraper and flake and a good blade which has a pronounced bulb of percussion but has not been used	11634-MOX5271	453100	213500
20	Prehistoric	Prehistoric Flint Flakes	1321-MOX5208	452900	213800
21	Prehistoric	Lithic Scatter. 6 waste flakes, 4 are waste blades and 1 possibly retouched, unpatinated irregular flint flake	14345-MOX5287	453190	213670
22	Prehistoric	Possible Later Prehistoric cropmarked enclosure and features. Conjoined rectilinear enclosure and oval enclosure; vague linear features	12198-MOX5272	453450	214900
23	Iron Age	Surface assemblage of Romano British and Late Iron Age material at Islip village. Mixed collection of finds found during field walking, including Nene Valley ware	27554-MOX24065	453200	213400
24	Iron Age	Two Greek Iron Age Bronze Coins.	1326-MOX5211	452000	214000
25	Roman	Islip Roman Villa. Roman villa of corridor type situated within its own enclosure, beyond which lies a larger outer enclosure	1330-MOX300	453300	213500
26	Roman	B4027. The main road running through Islip village and possibly related to the Roman Villa		452882	213622
27	Roman	Roman Linear Field System. Linear field ditches are visible as cropmarks on an oblique aerial photograph	11609-MOX5267	453380	213650
28	Roman	Roman coins. Roman coins, including a skull and other objects of Saxon or later date	1317-MOX5206	452339	213815
29	Early Medieval	Anglo Saxon weaving batton. Brought at auction with an Anglo Saxon spearhead. Stated to be from a grave near Islip	26367-MOX23795	452000	214000
30	Early Medieval	Site of Toll House and Saxon Finds. Iron stirrups and iron spearhead found during excavations for new bridge in 1876	10178-MOX5256	452800	213900
31	Early Medieval	Church of St Nicholas, High Street. Listed Building: Grade I. Textual evidence that the church existed by the mid 11th century	5274-MOX5230	452649	214093

Gazetteer: On Historic Environment Record

ID	Period	Description	Identifying Number	X coordinate	Y coordinate
32	High Medieval	Church of St Nicholas, High Street. Listed Building: Grade I. Late 12th century church	5274-MOX5230	452649	214093
33	High Medieval	Site of Medieval Chapel. Documentary evidence of location of King's Chapel	9451-MOX5249	452640	214160
34	High Medieval	Medieval Moat and Residence of Abbot of Westminster. Remains of rectangular moat on the supposed site of Ethelred's palace.	5277-MOX5231	452980	214300
35	High Medieval	Medieval Fishpond, S of Moat. Additional pond earthworks plotted by Ordnance Survey to south of moat	11086-MOX5260	453030	214260
36	Post-medieval	King's Head House and Laneside House, King's Head Lane. Listed Building: Grade II. Coursed limestone rubble and some rendered timber framing, late 16th to early 17th century building. Re-modelled c.1700 and 20th century	18041-MOX13341	452748	214042
37	Post-medieval	The Red Lion Inn, High Street. Listed Building: Grade II. 17th century building of Limestone rubble with some squared quoins and with wooden lintels. Altered 18th century	18037-MOX14009	452704	214139
38	Post-medieval	The Monks Cottage, The Walk. Listed Building: Grade II. 17th century house, previously sub-divided into 3 cottages of Limestone rubble with wooden lintels	18053-MOX13173	452679	214068
39	Post-medieval	The Old Rectory, The Walk. Listed Building: Grade II. Rectory, now house. Built 1689/90, restored 1807 and enlarged mid C19th. Constructed from coursed limestone with ashlar dressings	11087-MOX5261	452730	213990
40	Post-medieval	Tithe Barn range to rear of The Old Rectory, The Walk. Listed Building: Grade II. Probably late 17th century, Coursed limestone rubble building	18050-MOX13171	452739	214029
41	Post-medieval	Garden Walls to The Old Rectory, The Walk. Listed Building: Grade II. c.1690 limestone rubble garden walls	18051-MOX14643	452714	214023
42	Post-medieval	Terrace Wall approximately 8 metres to south of The Old Rectory, The Walk. Listed Building: Grade II. Coursed squared limestone and ashlar Terrace wall and steps. c.1690	18052-MOX13172	452739	213964
43	Post-medieval	Cross Tree Cottage and Adjoining House, High Street. Listed building. Grade II. Late 17th century building of Coursed limestone rubble with some wooden lintels. Altered 19th/20th century	18036-MOX13186	452733	214086
44	Post-medieval	The Cross Tree, High Street. Probably late 17th century limestone wall surrounding mound	18038-MOX14562	452699	214088
45	Post-medieval	Evershot and Harvington, Kings Head Lane. Listed Building: Grade II. Probably late 17th century and re-modelled 18th century building of limestone rubble with some ashlar dressings	18040-MOX14010	452763	214065
46	Post-medieval	Bank Cottage, Mill Street. Listed Building: Grade II. Late 17th century limestone rubble with wooden lintels building. Re-modelled late 18th to early 19th century	18045-MOX14311	452427	213943
47	Post-	Group of 3 Chest Tombs South of Chancel of Church of St Nicholas. Listed Building: Grade II. 1 mid 17th	18039-	452660	214079

Gazetteer: On Historic Environment Record

ID	Period	Description	Identifying Number	X coordinate	Y coordinate
	medieval	century and 1 late 17th century limestone chest tomb	MOX23186		
48	Post-medieval	River View, The Walk. Listed Building: Grade II. Late 17th to early 18th century building of limestone rubble with some ashlar dressings	18049-MOX13347	452701	214047
49	Post-medieval	No 2 Mill Street. Listed Building: Grade II. Late 17th to early 18th century building of Coursed limestone rubble with wooden lintels	18047-MOX13928	452645	213959
50	Post-medieval	Greystones, High Street. Listed Building: Grade II. Late 17th to early 18th century building of Coursed limestone rubble with wooden lintels	18035-MOX14664	452732	214093
51	Imperial	The Old House, High Street. Listed Building: Grade II. Built in 1710 (plaque), partially rebuilt late C18/early C19. Constructed with Random and coursed limestone rubble with some ashlar dressings	11088-MOX5262	452600	214100
52	Imperial	Islip Mill, Mill Street. Listed Building: Grade II. Early C18th, limestone rubble millhouse, became a house before it was demolished in 1949.	2309-MOX5217	452000	213730
53	Imperial	Numbers 1, 2 and The Tatched Cottage, Lower Street. Listed Building: Grade II. Row of 3 early C18 and mid/late C18 cottages of coursed limestone rubble with wooden lintels	18042-MOX13187	452891	214082
54	Imperial	Hillside Farmhouse, Mill Street. Listed Building: Grade II. Probably early C18, extended late C19 farmhouse, of coursed squared limestone rubble and yellow brick	18046-MOX13188	452668	213955
55	Imperial	Church Key Cottage, The Walk. Listed Building: Grade II. Small house, possibly originally 2 cottages. Early 18th century date of coursed squared limestone rubble with wooden lintels	18054-MOX14145	452688	214065
56	Imperial	Lilac Cottage, Mill Street. Listed Building: Grade II. Early/mid C18, extended late C18 building of limestone rubble with wooden lintels	18043-MOX14432	452644	213981
57	Imperial	Manor House, Mill Street. Listed Building: Grade II. Early 18th century farmhouse of coursed squared limestone rubble	18044-MOX14011	452572	213966
58	Imperial	Manor House, North Street. Listed building: Grade II. Early/mid C18 coursed squared limestone rubble with ashlar dressings buiding. Possibly incorporating earlier elements; extended mid C19	18048-MOX14323	452863	214302
59	Imperial	Northfield Farmhouse, Barn and Stable rangeapproximately 30 metres to northeast. Listed Building: Grade II. Mid 18th century of limestone rubble; corrugated-asbestos roof	18011-MOX14660	451663	213268
60	Imperial	Wooster Arms, The Walk. Listed Building: Grade II. Late 18th century former Inn. Limestone ashlar and rubble construction	18055-MOX14393	452696	213982
61	Imperial	Group of 3 Chest Tombs South of Chancel of Church of St Nicholas. Listed Building: Grade II. 18th century limestone chest tomb	18039-MOX23186	452660	214079
62	Industrial	Islip Station. Wooden station buildings dating from c.1880	726-MOX5197	452660	214460

Gazetteer: On Historic Environment Record

ID	Period	Description	Identifying Number	X coordinate	Y coordinate
63	Industrial	Wesleyan Methodist Chapel. A new Wesleyan Methodist chapel and schoolroom was built in 1886	9997-MOX5252	452640	214020
64	Industrial	Site of Quarry. Documentary evidence of quarry location	730-MOX5198	452700	213700
65	Industrial	Site of Post-medieval kiln. Documentary evidence of the location of a kiln	731-MOX5199	452100	213700
66	Industrial	Site of Toll House and Saxon Finds. Documentary evidence of Toll House at the Islip Bridge	10178-MOX5256	452800	213900
67	Modern	Foundations and C19-20 material. Wall foundations and C19-20 pottery and glass	28273-MOX24806	452670	214000