



JOHN MOORE HERITAGE SERVICES

AN
ARCHAEOLOGICAL EVALUATION
AT
GRANGE FARM, SHIPTON LEE,
QUAINTON, BUCKINGHAMSHIRE
SP 735 208

On behalf of
Corpus Christi College

JULY 2007

REPORT FOR

Corpus Christi College,
c/o Savills
Wytham Court
11 West Way
Oxford
OX2 0QL

PREPARED BY

Frances Raymond

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ENQUIRIES TO

John Moore Heritage Services
Hill View
Woodperry Road
Beckley
Oxfordshire
OX3 9UZ

Tel./Fax: 01865 358300

Email: info@jmheritageservices.co.uk

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CONTENTS	Page
1 INTRODUCTION	1
1.1 Origins of the Report	1
1.2 Planning Guidelines and Policies	1
1.2.1 Government Planning Policy Guidance	1
1.2.2 The Replacement Buckinghamshire County Structure Plan	3
1.2.3 The Aylesbury Vale District Local Plan	4
1.3 Desk-Based Assessment Aims and Objectives	5
1.4 Desk-Based Assessment Methodology	6
2 THE SITE	7
2.1 Location	7
2.2 Description	7
2.3 Topography	10
2.4 Geology	10
3 PROPOSED SCHEME OF DEVELOPMENT	10
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	11
4.1 Known Archaeological Sites	11
4.1.1 The Prehistoric to Roman Period	13
4.1.2 The Study Area in the Late Saxon, Medieval and Tudor Periods	13
4.1.3 Grange Farm in the Late Saxon, Medieval and Tudor Periods	14
4.1.4 The Post-Medieval Period	16
4.1.5 Undated Remains	16
4.2 Listed Buildings	16
4.2.1 Listed Buildings at Grange Farm	18
4.2.2 Listed Buildings in the Study Area	18
4.3 The Historical Character of Grange Farm	18
4.4 The Cartographic Evidence	21
4.4.1 The Late Seventeenth to Early Nineteenth Century	21
4.4.2 The Mid-Nineteenth Century	22
4.4.3 The Late Nineteenth Century	27
4.5 The Historical Development of the Grange Farm Buildings	29
4.6 The Aerial Photographs	30
5 DISCUSSION	31
5.1 The Archaeological Potential of the Site	31
5.2 The Impact of Previous Development and Land-use on Potential Archaeological Remains	33
5.3 The Impact of the Proposed Development on Potential Remains	34

	Page
6 CONCLUSIONS AND RECOMMENDATIONS	34
6.1 Buried Archaeological Remains	34
7 BIBLIOGRAPHY AND SOURCES CONSULTED	36
7.1 Books and Documents	36
7.2 Gazetteer of Known Sites	37
7.3 Gazetteer of Grade II Listed Buildings	38
7.4 Historic Documents, Maps and Schedules	38
7.5 Aerial Photographs Consulted	39
 FIGURES	
Figure 1 Site Location	8
Figure 2 Site Plan	9
Figure 3 The Distribution of Known Archaeological and Historical Sites	12
Figure 4 Adjacent Earthworks (from Kidd 2006, Figure 4)	15
Figure 5 The Distribution of Listed and Historic Structures	17
Figure 6 Extract from Thomas Jeffreys' Map of AD 1770	22
Figure 7 Extract from A. Bryant's Map of AD 1825	23
Figure 8 Extract from the Tithe Map of the Hamlet of Shipton Lee of AD 1842	24
Figure 9 Survey Plan Accompanying the Sale Catalogue of AD 1856 (from Rodwell n.d.)	25
Figure 10 Extract from the Survey Plan Accompanying the Sale Catalogue of AD 1867	26
Figure 11 Extract from the First Edition Ordnance Survey Map of AD 1885	28
Figure 12 Extract from the Second Edition Ordnance Survey Map of AD 1899 Superimposed on the Modern Ordnance Survey Map	29

1 INTRODUCTION

1.1 Origins of the Report

This archaeological desk-based and historic buildings assessment was commissioned by Savills on behalf of Corpus Christi College, Oxford. It has been prepared at the request of the Buckinghamshire County Archaeological Service in advance of a planning application for restoration and residential development at Grange Farm, Shipton Lee. The proposed programme of work is to involve the demolition of five existing structures and sections of the curtilage wall, the renovation of parts of the building complex, and the construction of new residential properties.

This assessment report has been prepared in accordance with a brief issued by the Buckinghamshire County Archaeological Service (Radford 2006) and a written scheme of investigation produced by John Moore Heritage Services (JMHS 2006). It provides an appraisal of the archaeological potential of the site and of the historical significance of the standing buildings. This information will allow for the formulation of a more informed and appropriate mitigation and conservation strategy.

1.2 Planning Guidelines and Policies

This report has been prepared in accordance with *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment (1990); and with the policies relevant to archaeology in the *Replacement Buckinghamshire County Structure Plan 2001-2016* (September 2003) and the *Aylesbury Vale District Local Plan* (January 2004). In format and contents this report conforms to the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA September 2001).

1.2.1 Government Planning Policy Guidance

PPG 16 (DOE 1990) provides Government guidance for the investigation, protection and preservation of archaeological remains affected by development. The document emphasises the importance of archaeology (Section A, Paragraph 6) and states that:

“Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.”

PPG 16 additionally stresses the importance of addressing archaeological issues at an early stage in the planning process (Paragraph 12):

“The key to informed and reasonable planning decisions, as emphasized in paragraphs 19 and 20, is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal.”

The advice given recommends early consultation between developers and the planning authority to determine “whether the site is known or likely to contain archaeological remains” (Paragraph 19). As an initial stage, such consultations may lead to the developer commissioning an archaeological assessment, defined in the following manner in PPG 16 (Paragraph 20):

“Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques.”

If the desk-based assessment should indicate a high probability of the existence of important archaeological remains within the development area, then further stages of archaeological work are likely to be required. PPG 16 states that in such cases (Paragraph 21):

“it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist.”

Additional guidance is provided if the results of an evaluation indicate that significant archaeological deposits survive within a development area. PPG 16 stresses the importance of preservation (Paragraphs 8 and 18):

“Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.”

“The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.”

But acknowledges that (Paragraphs 24 and 25):

“the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic

importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation, during which the archaeological evidence is recorded.”

“Where planning authorities decide that the physical preservation *in situ* of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such agreements should also provide for the subsequent publication of the results of the excavation.”

This level of work would involve the total excavation and recording of archaeological remains within the development area by a competent archaeological contractor prior to their destruction or damage.

1.2.2 The Replacement Buckinghamshire County Structure Plan

The Government guidance set out in PPG 16 has been integrated into County Structure Plans and Local Plans. The Draft Deposit of the Replacement Buckinghamshire County Structure Plan includes the following policy relevant to the historic environment (Policy 31):

“The historic environment of Buckinghamshire will be conserved and enhanced by according a very high degree of protection to the following features and their settings: a) Listed Buildings; b) Scheduled Ancient Monuments; c) Registered Historic Parks and Gardens; d) Conservation Areas; e) Other nationally important archaeological sites.

Other heritage features and landscapes of regional or countywide importance will also be safeguarded. Development that would harm these will only be permitted where the need for the development outweighs their heritage value and there is no alternative site. In such cases all reasonable mitigation measures must be taken to minimise harm.

The impact of proposed development on the historic environment must be properly assessed. Where development is acceptable accurate recording of any heritage features will be required in advance of alteration or destruction. Where important archaeological remains are identified through archaeological evaluation preservation *in situ* will be the preferred option.”

The County strategy towards ‘the historic environment’ is outlined in the supporting text, which states that:

“Professional assessment and, in the case of archaeological remains, field evaluation will often be required to enable the full

significance of a site to be understood. Archaeological field evaluations should also take account of the potential for as yet undiscovered remains. Where important historic environment assets cannot be preserved an appropriate record should be made. Provision for recording should include the publication of a report and the deposition of the archive (including archaeological finds wherever possible) in a suitable public repository.”

1.2.3 Aylesbury Vale District Local Plan

The Aylesbury Vale District Local Plan (January 2004) includes a series of more detailed policies relevant to Listed Buildings and unscheduled archaeological remains. Seven of these are potentially pertinent to the site under consideration:

“In dealing with applications for changes of use involving conversions of buildings of architectural or historic interest the Council will consider making exceptions to the ordinary requirements of the Plan in order to promote the preservation of and a beneficial future for the listed building, where the proposed use would be compatible with the structure, fabric and setting of the building” (Policy GP.47)

“Applications for planning permission that involve alterations or extensions to buildings of architectural or historic interest should respect and protect the special interest and features of the listed building” (Policy GP.48)

“There is a presumption against the total or substantial demolition of any building of architectural or historic interest” (Policy GP.49)

“Consent for partial demolition of a building of architectural or historic interest will only be granted where the Council is satisfied that the special interest and features of the building would be preserved or enhanced” (Policy GP.50)

“Development proposals or listed building alterations that affect the location of a building of architectural or historic interest should protect its setting. Works that do not respect the special characteristics of the setting of a listed building will not be permitted” (Policy GP.51)

“The Council will seek to ensure that new development does not dominate important long distance views of churches and other listed or historic buildings” (Policy GP.52)

“In dealing with development proposals affecting a site of archaeological importance the Council will protect, enhance and preserve the historic interest and its setting.

Where research suggests that historic remains may be present on a development site planning applications should be supported by details of an archaeological field evaluation. In such cases the

Council will expect proposals to preserve the historic interest without substantial change.

Where permission is granted for development involving sites containing archaeological remains the Council will impose conditions or seek planning obligations to secure the excavation and recording of the remains and publication of the results.” (Policy GP.59).

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 proposed development site. This follows the Government guidance in PPG 16 by presenting a synthetic account of the available archaeological and historic data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.

In accordance with PPG 16, the report presents a desk-based evaluation of existing information. It additionally follows the Institute of Field Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2001). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area (‘the site’), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

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

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

In accordance with PPG 16, the desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration. It is intended to contribute to the formulation of an informed and appropriate field evaluation and 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 of Field Archaeologists' guidance paper for desk-based assessments (IFA 2001). The approaches adopted and the sources consulted additionally follow the recommendations for desk-based assessments outlined in the project brief (Radford 2006) and written scheme of investigation (JMHS 2006).

The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historic maps, and has been supplemented with a site walkover. The format of the report is adapted from an Institute of Field Archaeologists *Standard Guidance* paper (IFA 2001).

In summary, the work has involved:

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

The principal sources consulted in assessing this site were:

- The Buckinghamshire County Sites and Monuments Record
- The Buckinghamshire Records Office in the Centre for Buckinghamshire Studies
- The Buckinghamshire Reference Library in the Centre for Buckinghamshire Studies
- The National Monuments Record
- The English Heritage Registers and Lists
- An Earthwork Survey and Archaeological Research at Grange Farm (Kidd 2006)

The Buckinghamshire Sites and Monuments Record holds details of all known archaeological and historic sites in the vicinity of the proposed development, a collection of aerial photographs and the English Heritage registers and lists. References to published and unpublished sources are also available in the County Sites and Monuments Record. The Buckinghamshire Records Office keeps copies of the historic maps, antiquarian sources and documentary records. More recent maps and local studies publications are to be found in the Buckinghamshire Reference Library. Research at the National Monuments Record was confined to a consultation of the archaeological and historic buildings records relevant to the site and its surroundings. The earthwork survey focussed on pasture immediately to the south and west of the proposed development and also included research into the historical background of Grange Farm (Kidd 2006).

There has been no other archaeological work carried out within the proposed development area. The assessment of its potential has, therefore, relied on the results of the earthwork survey (Kidd 2006) and predictive modelling based on the known distribution of remains within a one kilometre radius of the site (from a central grid reference of SP 735 208).

The available information is derived from earthwork surveys, artefacts recovered by metal detectorists, casual finds, aerial photographs and historical records. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance. Although selected parts of the local landscape have been the subject of systematic archaeological fieldwork, this has not covered the entire 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 historic maps and aerial photographs and observations made during the site walkover, which provide evidence for the impact of previous land-use and development on the site.

There have been no restrictions on reporting or access to the relevant records. The copyright to the Buckinghamshire Sites and Monuments Record and the historic maps (Figures 6 to 12) is held by Buckinghamshire County Council.

2 THE SITE

2.1 Location (Figure 1)

The site is located in the northern part of Buckinghamshire approximately 11 kilometres north-west of Aylesbury. Grange Farm is situated in Aylesbury Vale District in the Civil Parish of Quainton and lies approximately one kilometre to the north-west of Quainton Village, where it is centred on National Grid Reference SP 735 208.

2.2 Description (Figure 2)

The proposed development area encompasses the land occupied by Grange Farmhouse and the associated complex of agricultural buildings, yards and gardens, extending over an area of about 0.57 hectares. The northern edge of the site is congruent with Lee Road, where the existing boundaries are defined by the walls of various farm buildings and yards. Here, two gated entrances (blocked with corrugated metal sheets) lead into the farmyard, while the main drive to the house lies at the north-west corner of the site.

The western edge of the proposed development is defined by a low post-and-rail fence which extends around the south-western corner of the site. The southern boundary is marked by the fence of the adjacent pasture to the south, while the eastern edge of the proposed development is congruent with a high wall.



Figure 1: Site location (Scale at 1 to 25000).

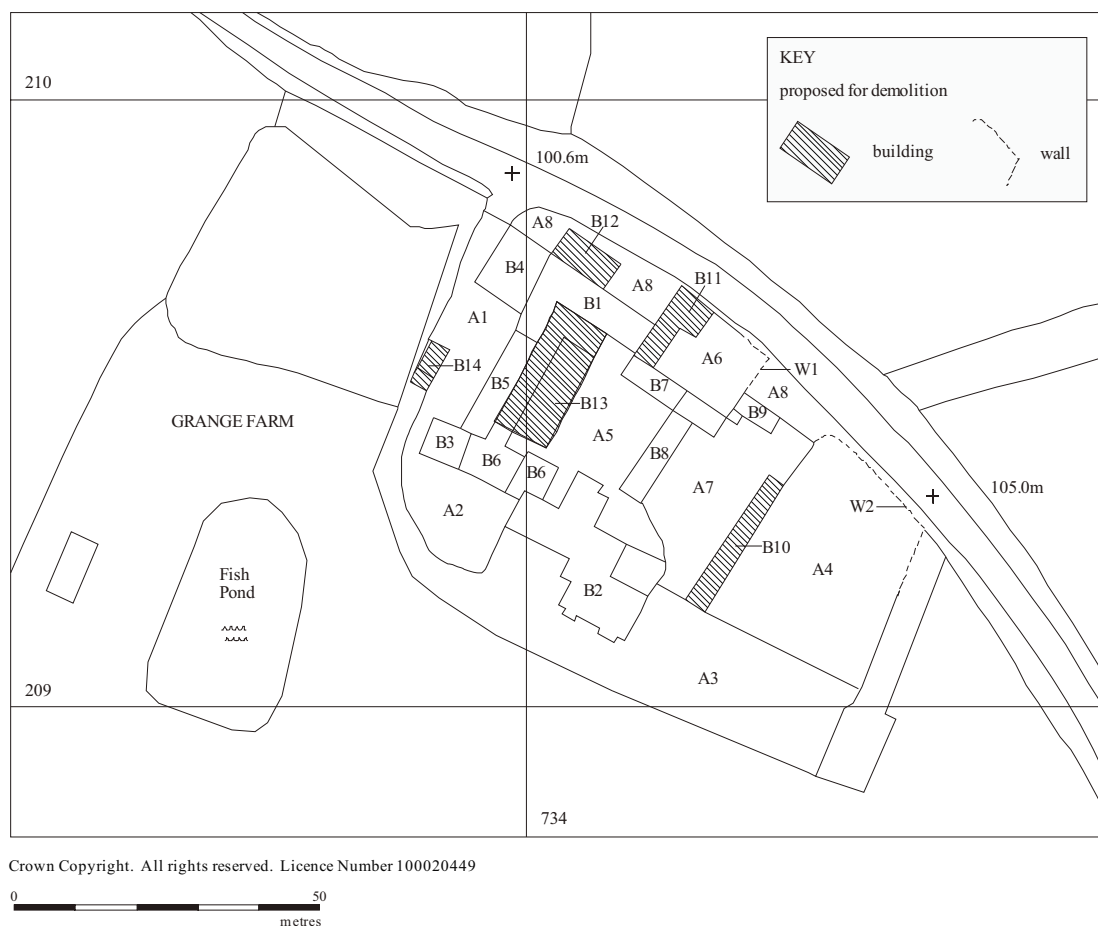


Figure 2: Site Plan (Scale at 1 to 1000).

The northern end of the main access drive is surfaced with tarmac which becomes increasingly broken as it merges with gravel alongside the garage and cart shed (Figure 2, A1). An old cobbled surface is visible on the eastern side of the drive, while the western edge abuts a narrow grass verge. The drive leads to a gravel parking area (Figure 2, A2) to the south-west of the farmhouse, bordered by a narrow strip of grass to the west and south. The garden is located to the south and east of the farmhouse (Figure 2, A3), while the walled area on the eastern side of the site is overgrown with tall vegetation (Figure 2, A4). The agricultural buildings are ranged around three yards surfaced with concrete (Figure 2, A5 to A7), while the intervening land between the rear of the buildings and Lee Road is under grass (Figure 2, A8).

The earliest of the buildings is a later sixteenth or earlier seventeenth century timber-framed barn (Figure 2, B1) (Rodwell 2006), while the farmhouse has a later sixteenth or earlier seventeenth century core (Figure 2, B2) (*ibid*). Other early buildings include the early eighteenth century dovecote (Figure 2, B3) and two storey stable block, abutting the western end of the later sixteenth or earlier seventeenth century barn (Figure 2, B4).

Other agricultural buildings proposed for renovation include a cart shed and associated range abutting the dovecote and farmhouse (Figure 2, B5 and B6);

a barn and stables with a central cart access (Figure 2, B7), abutted by a later cattle shed (Figure 2, B8); and a structure with modern breeze block walls (Figure 2, B9).

The five buildings proposed for demolition include a cattle shed (Figure 2, B10); a range of animal stalls (Figure 2, B11); a twentieth century lean-to cart shed abutting the northern wall of the fifteenth or sixteenth century barn (Figure 2, B12); a modern open span barn (Figure 2, B13); and a modern timber lap-board garage with an attached breeze block outhouse to the south (Figure 2, B14). Two stretches of the curtilage wall on the northern side of the site are also proposed for demolition (Figure 2, W1 and W2)

2.3 Topography

The proposed development area is situated on relatively level ground at approximately 100 metres above Ordnance Datum (AOD). It lies on the eastern edge of a broad and shallow combe set on a north-north-east to south-south-west axis. This is followed by a stream that rises in the fields to the north of Grange Farm and runs into the River Ray. The combe is one of a series of similarly aligned valleys, many of which are occupied by watercourses rising at the foot of a range of hills dominating the landscape to the north. These mark the northern edge of the Midvale Ridge which crosses the Vale of Aylesbury in an east to west direction.

The most striking landmark in the immediate vicinity of the farm is Grange Hill, which lies immediately to the north-east and rises to 145 metres AOD. This oval promontory is an outlier of the hills to the north of Quainton which reach a maximum height of 187 metres AOD.

2.4 Geology

There has been no geotechnical work carried out on the site. A geological map was not available for consultation in either the Buckinghamshire Sites and Monuments Record or the Buckinghamshire Reference Library.

In general terms the geology of the Midvale Ridge consists of a series of Upper Jurassic formations, dating to between 156 and 147 million years before present (Sumbler 1996). The higher ground comprises discontinuous outcrops of Portland Limestone and Sand capped with Purbeck Limestone. The Portland Formation overlies clays of the Ancholme Group and the limestones, marls and sandstones of the Corallian Group (ibid.). The 1:250,000 Solid Geology (BGS) indicates the area as Corallian Beds.

3 PROPOSED SCHEME OF DEVELOPMENT

The proposed scheme is to involve the demolition of five buildings and two stretches of the curtilage wall, the renovation of existing buildings and the

construction of new residential properties. At present there are no detailed plans available for either the renovation or the new buildings. The structures proposed for demolition are depicted in Figure 2 and are described in Section 2.2.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Known Archaeological Sites (Figures 3 to 4)

There are no Scheduled Ancient Monuments, Historic Parks and Gardens or Battlefields listed by English Heritage at Grange Farm. Grange Farm does appear in the Buckinghamshire Historic Parks and Gardens Register (BCMS 1998). Its inclusion is based on landscape gardens identified on the six inch first edition Ordnance Survey map of AD 1885. However, the farm appears in Appendix 2 of the register which lists ‘sites believed not to merit further assessment’.

Recent documentary research supported by an earthwork survey has identified the farm as the site of a medieval monastic grange attached to the Cistercian abbey at Thame (Kidd 2006). The earthworks which include a flight of fishponds and an associated leat are largely located in fields to the south and west of the proposed development area, although two platforms on the eastern side of the earthwork complex extend into the south-eastern part of the site (Kidd 2006, Figure 4). Post-medieval features recorded in the County Sites and Monuments Record at Grange Farm include a demolished mansion, the fifteenth or sixteenth century barn, the seventeenth century farmhouse and the dovecote (CAS No. 00762).

The site is not in a Conservation Area, but the barn, farmhouse and dovecote (Figure 2, B1 to B3) are all listed by English Heritage as Grade II ‘buildings of special architectural or historic interest’ (DOE n.d.). The late eighteenth to nineteenth century stable block abutting the west end of the barn (Figure 2, B4) is included in the listing. None of the other buildings have been identified by English Heritage as being of particular significance.

Apart from the earthwork survey (Kidd 2006) the proposed development and its immediate hinterland has not been the subject of archaeological fieldwork. An appraisal of the evidence from the surrounding landscape has, therefore, been used in the assessment of its potential. The search area, described in this report as the Study Area, includes all known remains within a one kilometre radius of the site (from a central grid reference of SP 735 208).

The distribution of these remains is shown in Figure 3 and a summary of this evidence is presented below in chronological order. Distances between these sites and find-spots and Grange Farm given in the text are measured from the nearest boundary of the proposed development area. Local sites mentioned in the report are identified by unique numbers, corresponding with the numbers shown in Figure 3 and listed in the gazetteer (Sections 7.2). This provides a brief description for each entry, an Ordnance Survey National Grid reference,

the Buckinghamshire Sites and Monuments Record number and the National Monuments Record number, where appropriate. The sources of all data are

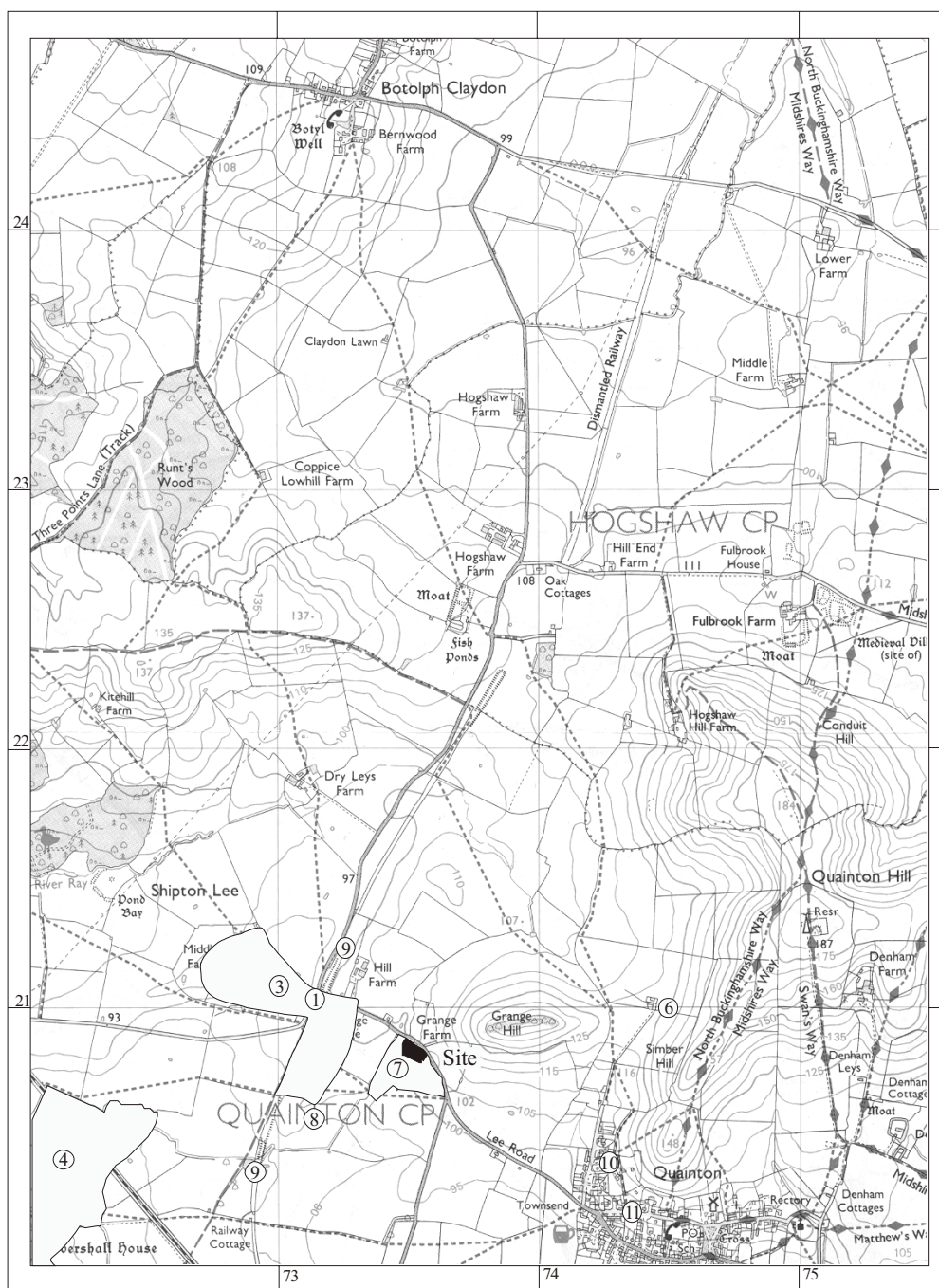


Figure 3: The Distribution of Known Archaeological and Historical Sites
(Scale at 1 to 25000).

duly referenced in the text or gazetteer, while all reports consulted are listed in the bibliography (Section 7.1).

4.1.1 The Prehistoric to Roman Period (4000 BC to AD 410)

There is very little evidence for any activity in the Study Area pre-dating the medieval period. The few recorded artefacts have been all been found by chance.

The earliest is a flint scraper which has been assigned broadly to a period spanning the Neolithic and Bronze Age (4000 to 600 BC). This was recovered from the surface close to the disused railway line to the south of Lee Bridge, approximately 350 metres west-north-west of the proposed development (Figure 3, 1). A tile fragment found nearby in a field just to the west of the disused railway (Figure 3, 1) has been attributed tentatively to the Roman period. This was associated with an undated pottery fragment and a number of oyster shells (Lamprill 1999).

The only other early evidence from the Study Area is a late Iron Age gold coin of Cunobelinus (AD 5 to 40) discovered in AD 1862 (Appendix 7.2, 2). The precise find-spot is unknown and cannot, therefore, be plotted on Figure 3.

4.1.2 The Study Area in the Late Saxon, Medieval and Tudor Periods (AD 1042 to 1603)

Before the Norman Conquest of AD 1066 the Manor of Shipton Lee was held by Boding the Constable (Page 1927). By the Domesday Survey of AD 1086 it was in the hands of the Ferrers family (ibid.) and was then given to the Cistercian Abbey at Thame shortly before AD 1146 (Kidd 2006). The documents record a court and mill at Shipton Lee in AD 1291 and in AD 1365 the Abbot obtained the right of free warren (Page 1927). The abbey surrendered the manor in AD 1539 after it had been leased to the Dormers in AD 1534 (ibid.). The earthworks of the medieval hamlet of Shipton Lee are situated around Middle Farm, extending south-eastwards into fields approximately 200 metres to the west of Grange Farm (Figure 3, 3). Shipton Lee is thought to have been deserted when the village was emparked during the seventeenth or eighteenth century.

Doddershall Manor has similarly early origins, having been equated with late Saxon lands at 'Sortelai'. These were presented as a marriage gift to Alsi by Queen Edith during the reign of Edward the Confessor (AD 1042 to 1066; Page 1927). By AD 1086 the land was still in Saxon ownership, but was given as a knight's fee to the barony of Clifford during the twelfth century (ibid.). Doddershall was held by the Cramford family from the early thirteenth century until AD 1495 when the manor passed to Thomas Pigott of Whaddon. The moated manor house and associated fishponds are outside the Study Area, lying some 1.6 kilometres to the south-west of the proposed development. However, features on aerial photographs indicate that the medieval village of Doddershall extended north-eastwards from the manor house to a point slightly more than one kilometre south-west of Grange Farm (Figure 3, 4).

The Manor of Quainton was held by Miles Crispin at the time of the Domesday Survey (AD 1086) and by AD 1162 this had passed into the hands of the Malet family (Page 1927). In AD 1348 the manor was split between heirs and was subsequently owned by various people. The medieval village of Quainton lies outside the Study Area to the south-east of Grange Farm. The location of a park at Quainton, mentioned in a grant of AD 1242 to 1243, is unknown and has not, therefore, been plotted on Figure 3 (Appendix 7.2, 5).

Extensive areas of ridge and furrow within the medieval open fields survive around Shipton Lee, Doddershall and Quainton. This shares the same central National Grid Reference, placing it 900 metres to the north-east of the proposed development (Figure 3, 6). The extent of the surviving earthworks was mapped during the East Midlands Ridge and Furrow Project which was carried out as part of the Monuments Protection Programme. The survey shows ridge and furrow to the north of Hill Farm and Shipton Lee; on the outskirts of Quainton to the east and north-east; and in the fields some 500 metres to the south of Grange Farm. In 1999 it was estimated that 23% of the ridge and furrow in Quainton Parish survived, leading to the earthworks being classed as defining a relict landscape of 'National Importance Potential'. None of the surviving ridge and furrow extends into the immediate hinterland of the proposed development.

A tentative reconstruction of the medieval landscape has suggested that the original extent of the open fields would have encompassed Grange Hill and the land to the north of Lee Road, immediately opposite the proposed development area (Kidd 2006). It is also thought likely that medieval cultivation would have extended to the south of Lee Road (ibid.), marked by strip fields some 50 metres to the west of Grange Farm and approximately 100 metres to the south.

4.1.3 Grange Farm in the Late Saxon, Medieval and Tudor Periods (AD 1042 to 1603)

Part of the marriage settlement given by Queen Edith to Alsì included lands in Shipton (Page 1927). The estate, which became known as Lee or Lee Grange, is Grange Farm. As with Doddershall Manor, Alsì retained the Lee Grange lands after the Norman Conquest (ibid.). Later the estate passed to the Cramford family and by the mid-thirteenth century was being run by Thame Abbey (ibid.). The abbey was dissolved in AD 1539 and in AD 1540 its possessions in Quainton were granted to Michael Dormer (ibid.).

The site of the Cistercian Grange, which was to become the residence of the Dormers, is thought to have been located in the vicinity of the present farmhouse and buildings at Grange Farm (Page 1927; Kidd 2006; Figure 3, 7). The documents mention a chapel at Lee Grange which was endowed with a chancel in AD 1312 (Page 1927). This was destroyed before the end of the eighteenth century and its location is unknown. The positions of the demolished buildings of the monastic grange and mansion house occupied by the Dormer family are similarly uncertain. The only standing early structure is

the late medieval or Tudor barn in the northern part of the proposed development area (Figure 2, B1).

Otherwise features attributed to the medieval period are mainly confined to the fields immediately west and south of the proposed development which were surveyed in 2004 (Kidd 2006; Figure 4). A flight of four fishponds (Figure 4, a to d) fed by an embanked leat (Figure 4, e) occupies the western side of the complex (ibid.). The southernmost pond (Figure 4, d) may be later in date, while it has been suggested that an area of depressed ground to the east of the ponds (Figure 4, i) may represent an earlier pond bay (ibid.). Two large platforms are located to the east of this, one immediately to the south of the proposed development area (Figure 4, f) and the other extending into the south-eastern part of the site (Figure 4, g). The alignment of the surviving scarp on an existing boundary wall in the farm complex has raised the possibility that this easternmost platform (Figure 4, g) may mark the site of the demolished buildings of the monastic grange (ibid.). The only other earthworks on the eastern fringes of the complex are two low embankments linked to a roughly oval mound (Figure 4, h). These are thought to be pillow mounds marking the site of a medieval rabbit warren, an interpretation supported by the historic field name of 'The Warren Close' (Kidd 2006; Section 4.4.2).

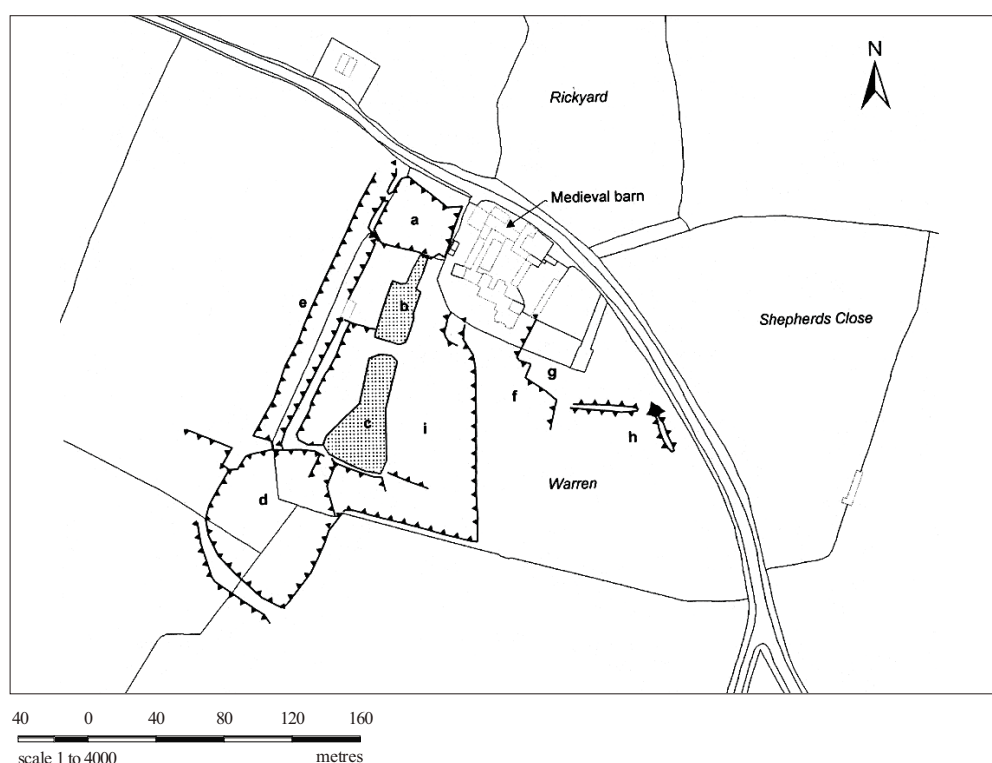


Figure 4: Adjacent Earthworks (from Kidd 2006, Figure 4).

4.1.4 The Post-Medieval Period (AD 1604 to 1945)

There is very little archaeological evidence of the post-medieval period in the Study Area. Most of the information about settlement and land-use at this time is derived from standing buildings and historical sources, which are discussed in subsequent sections (Sections 4.2 and 4.3).

A slight mound that may mark the site of a windmill survives some 500 metres to the south-west of Grange Farm (Figure 3, 8). The mound is located in a field named in the tithe apportionments of AD 1842 as 'Mill Close'. The feature is tentatively attributed to the post-medieval period in the County Sites and Monuments Record, but a medieval origin has also been suggested (Kidd 2006).

The earthworks of a substantial railway cutting survive around Lee Bridge, approximately 350 metres to the north-west of the proposed development (Figure 3, 9). These are part of the Aylesbury and Buckingham Railway which was opened on 23rd September, 1868, and has now been dismantled.

Recorded finds are limited to a couple of fragments of eighteenth century pottery. These were recovered during the construction of council houses on the outskirts of Quainton, about 750 metres to the south-east of the proposed development (Figure 3, 10).

4.1.5 Undated Finds

An undated limestone block incised with a rudimentary cross is located on the western side of Quainton in Upper Street, approximately one kilometre to the south-east of the proposed development (Figure 3, 11). This is known as the Quainton 'Cortege' Cross, which is said to have marked the position where the parish priest met funeral processions before conducting them to the village church (Lipscomb 1847).

A red earthenware pottery vessel is known to have been found in Quainton. This has a glazed interior indicating a medieval or post-medieval date. The find-spot is unknown and for this reason has not been plotted on Figure 3 (Section 7.2, 12).

4.2 Listed Buildings (Figure 5)

There are three listed buildings within the proposed development area and six in the wider Study Area (DOE n.d.). All are Grade II, defined by English Heritage as being "of special interest, warranting every effort to preserve them".

The distribution of the Listed Buildings is shown in Figure 5. As with the archaeological remains, each is identified by a unique number which is listed



Figure 5: The Distribution of Listed and Historic Structures (Scale at 1 to 25000).

in the accompanying gazetteer (Section 7.3). This also gives the Buckinghamshire Sites and Monuments Record number and the National Monuments Record number for each structure, along with a National Grid Reference and a brief description.

4.2.1 Listed Buildings at Grange Farm

The barn at Grange Farm (Figure 2, B1; Figure 5, 13) is attributed to the sixteenth century in the English Heritage listing and to the fifteenth or sixteenth century in the County Sites and Monuments Record and the National Monuments Record (dating based on an Ordnance Survey record card). This is supported by Pevsner who describes the barn as ‘pre-Reformation’, placing its origins before AD 1517 (Pevsner and Williamson 1994). It was not singled out during the earlier county survey by the Royal Commission on Historical Monuments (England), but was grouped with ‘barns to the north of the house’ which were broadly dated to the 17th century (RCHM(E) 1913). However Rodwell (2006) thinks a later sixteenth or earlier seventeenth century date is more likely. The English Heritage listing includes the stable block abutting the western end of the barn (Figure 2, B4), which is attributed to the late eighteenth or early nineteenth century (DOE n.d.), but thought to date to the early eighteenth century by Rodwell (2006).

According to English Heritage and the RCHM(E) Grange Farmhouse (Figure 2, B2; Figure 5, 14) has seventeenth century origins and was extensively altered in the eighteenth and nineteenth centuries (DOE n.d.; RCHM(E) 1913). The RCHM(E) identifies the west wing of the farmhouse as the only surviving part of the original structure (RCHM(E) 1913).

The former dovecote (Figure 2, B3; Figure 5, 15) has been attributed to the early to mid-eighteenth century (DOE n.d.). Twentieth century alterations are also recorded in the listing (ibid.).

4.2.2 Listed Buildings in the Study Area

Five of the listed buildings in the Study Area are on the outskirts of Quainton, approximately 850 metres to the south-east of the proposed development. These are all of seventeenth century origin (DOE n.d.) and include two houses in North End Road (Figure 5, 16 and 17); two cottages at Townsend (Figure 5, 18 and 19); and Townsend Farmhouse (Figure 5, 20).

The only other listed building in the Study Area is Dry Leys Farmhouse, about one kilometre to the north-west (Figure 5, 21). This was constructed in the early eighteenth century by Robert Dormer for one of his daughters (DOE n.d.).

4.3 The Historical Character of Grange Farm

There are a number of documents in the Buckinghamshire Records Office and Reference Library which refer to Grange Farm. Many of these have been collated and transcribed by a local historian (Rodwell 1999 and n.d.); others were examined by the author as part of the research for this report and are listed in Section 7.4. The work has focussed on the evidence for the character and development of the farm buildings.

The earliest of the documents is a survey of the Manor of Shipton Lee dating to AD 1634 (Rodwell n.d.). This lists the manor house with orchards, garden, two barns, stables and yards; The Warren containing a 'dovehouse'; fish ponds in Baylies Close and Lee Lawn; and several closes of meadowland and pasture (ibid.). There is no accompanying plan so that the layout is unknown. The 'dovehouse' may be a predecessor of the present dovecote, but there is some ambiguity. The 'dovehouse' is said to have been located in The Warren, which is the historic field name for the pasture to the south of the proposed development. The historic maps indicate some subsequent alterations to the southern curtilage boundary (Section 4.4.3), raising the possibility that the land surrounding the existing dovecote may once have been within The Warren. If this was the case then an early seventeenth century origin is possible for the dovecote, otherwise the 'dovehouse' mentioned in the survey is an earlier building that no longer survives.

The accounts of John Calcroft for AD 1765 and 1766 include a number of entries concerning the construction of the new house at Grange Farm, repairs to the farm buildings and the demolition of the earlier mansion (Rodwell 1999). In May of AD 1765 a payment was made to workmen for 'clening brick and diging the sellars [sic]'. In October a 'masoner [sic]' and 'carpenter' were each paid for 128 days' work, with further wages listed for 'plumin and glasin [sic]' and another carpenter. In December another payment was made for 21 days of masonry work 'at new hous [sic]'. In January of the following year the accounts include an entry for 'laying polor flore [sic]' and 'litol polar flore [sic]'; while the bill for 'repairing dove house, grenery, pitching the hogsty etc [sic]' was settled in February. In April and September men were paid for 'puling down the old hous [sic]', while two further payments were made in May and December for 'taking up stones of the foundation of the old hous [sic]'.

Lee Grange was put up for sale in AD 1788 following the death of John Calcroft (Rodwell 1999). The auction catalogue is not accompanied by a plan and describes Grange Farm as comprising:

“all that manor house, or capital messuage or farm, called Lee Grange, in the Hamlet of Shipdon Lee [sic], in the Parish of Quainton, in the County of Bucks, with barns, stables, cowhouses, and all convenient buildings, yards and gardens thereto belonging.”

A later sale catalogue of AD 1856 includes Grange Farm as Lot VII (Rodwell 1999). The plan of the estate could not be located by the staff in the record office, but was reproduced on a small scale by Rodwell and is discussed in more detail in Section 4.4.2. Although this shows the layout of the buildings, individual structures described in the catalogue are not identified. Lot VII is described as:

“a very superior and desirable dairy and feeding farm, with an excellent brick-built and tiled farm house, containing two good sitting rooms, five bed rooms, servants' room, kitchen, back kitchen, dairy, churning and wheel houses, cellars, and other

offices. A walled garden, yards with large ponds, dove house, superior stabling, barn, numerous ranges of cow houses for forty cows, a new long bullock shed, piggeries, and other necessary buildings; nearly the whole brick-built, tiled and slated.”

The catalogue for the subsequent auction of AD 1867 is far more detailed and is accompanied by a plan. Unfortunately the buildings described are not identified on this survey, which has been included in Section 4.4.2. The sale particulars have been transcribed from the original in the Buckinghamshire Records Office. They describe Lot One as:

“The Grange or Manor Farm with ornamental ponds and walled kitchen garden.

Interior: First Floor: three good bed rooms with dressing room. Lobby leading to four secondary bed rooms, a front and back staircase. Ground Floor: entrance hall, dining and drawing rooms with bay windows, breakfast room, butlers pantry and china closet, superior and spacious dairy paved with Minton’s tiles.

The domestic offices comprise kitchen, larder, lobby and back entrance, with wash house, tile paved, force and other pump which supplies the whole house, the churn house (with horse mill belonging to tenant), hog tub house, W.C., Servant’s W.C.

In the front there is a small lawn and orchard, a good kitchen garden at the side, partly surrounded by a brick wall.

The farm buildings adjoining the road and the house comprise a brick and tile cottage (four rooms), piggery, and fowl house (boarded and slated), open bullock shed, with a cart shed and coach house, nag stable (three stalls) and loose box, a cart horse stable for four horses, with granary over (brick and tile). Adjoining, cow house with standings for 17 cows, barn, with open shed in front, cow house for six cows, covered gateway, another cow house for six cows, all adjoining and enclosing a paved yard (brick, tile and board); smaller yard, enclosed by an open bullock shed, hen house, bull pen, (new, slate and brick), stabling for four horses, two open sheds for cows (slate and board), another yard with new piggery, seven stalls (brick and slate).

Upon the improvement and substantial repair of these buildings a very large sum has recently been expended.”

The secondary sources mention additional structures which cannot be identified on the ground and may have been demolished. The RCHM(E) refer to a small square ‘outbuilding’ of late seventeenth century date to the south-west of the house (RCHM(E) 1913). As an illustration of the former grandeur of Grange Farm, Sheahan refers to ‘a gateway with massive piers of brick’ (Sheahan 1862).

4.4 The Cartographic Evidence (Figures 6 to 12)

The study of the historic maps has relied on the material held by the Buckinghamshire County Sites and Monuments Record, the Buckinghamshire Record Office and Reference Library. The work has focussed on the land encompassed by the proposed development site. The research has also been confined to those maps which show this land at a sufficient scale to provide specific details about its past character.

The late seventeenth to mid-nineteenth century maps have not been superimposed on the modern map base because these early surveys lack the necessary level of precision. The small scale of the early county maps (Figures 6 and 7) and of the only available version of the more detailed survey of AD 1856 (Figure 9) and the first edition Ordnance Survey map (Figure 11) also renders these unsuitable for superimposition.

The accuracy of the tithe maps varied depending on the skill of the surveyor, the amount of money landowners were prepared to pay for a survey and the grade acceptable to the commissioners. The Tithe Amendment Act of AD 1837 allows for two grades of survey: first class maps which were deemed accurate for legal purposes; and second class maps which were acceptable to three quarters of the landowners. Even the first class maps were not intended to provide an accurate survey of an area, but to show the boundaries of land liable to tithes. The inaccuracies of the Shipton Lee tithe map (Figure 8) are clearly illustrated by the relative sizes of buildings which still survive at Grange Farm when compared with the intervening open spaces. The distance between the dovecote and the eighteenth to early nineteenth century stable block to the north, for example, is actually 3.4 times the width of the dovecote (on a north-north-east to south-south-west axis), yet on the tithe map this same space is only 1.6 times the width of the dovecote (compare Figure 2 with Figure 8). Similar discrepancies occur on the survey plan accompanying the sale catalogue of AD 1867 (Figure 10). Here, the same distance is 2.7 times the width of the dovecote (compare Figure 2 with Figure 10). Inaccuracies of this type introduce such distortions that any superimposition becomes meaningless.

4.4.1 The Late Seventeenth to Early Nineteenth Century (Figures 6 and 7)

The earliest view of the Study Area is provided by Thomas Jeffreys' county map that was surveyed between AD 1766 and 1768 (Figure 6). This shows the surviving buildings of the hamlet of Shipton Lee and the farm at Lee Grange (Grange Farm), although it provides no useful information about the layout of the farm buildings.

Lee Grange (Grange Farm) also appears on Bryant's map of AD 1825 set in a rectangular landscaped garden (Figure 7). Again details of the site layout are somewhat lacking.

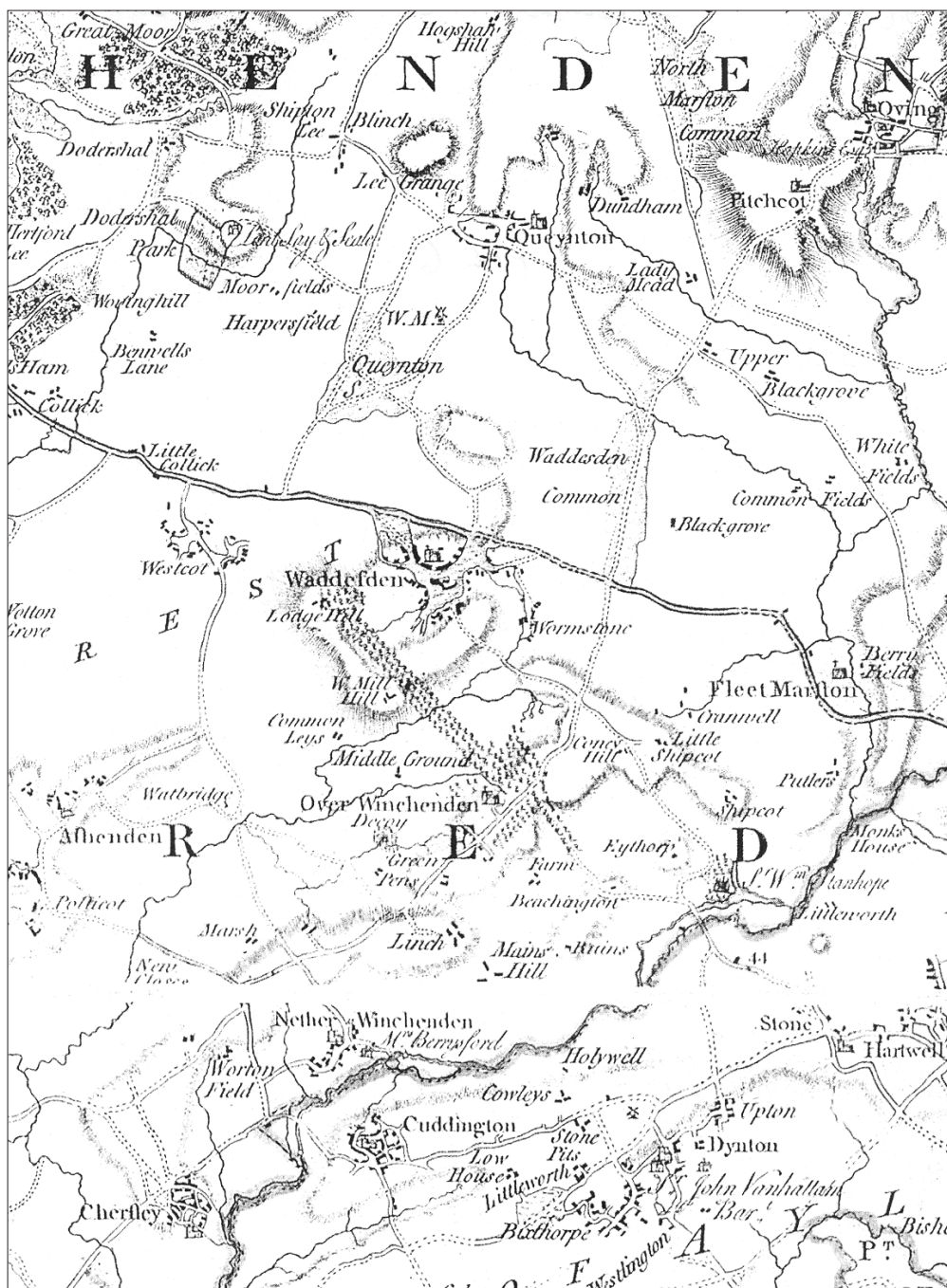


Figure 6: Extract from Thomas Jeffreys' Map of AD 1770. Not to Scale.

4.4.2 The Mid-Nineteenth Century (Figures 8 to 10)

The first large scale depiction of the land coinciding with the proposed development is provided by the tithe map of the hamlet of Shipton Lee dating to AD 1842 (Figure 8). At this time part of the southern curtilage boundary was further to the north, enclosing a smaller area than is presently the case. The south-eastern (coinciding with A3, Figure 2) and south-western (coinciding with A2, Figure 2) parts of the proposed development lay within

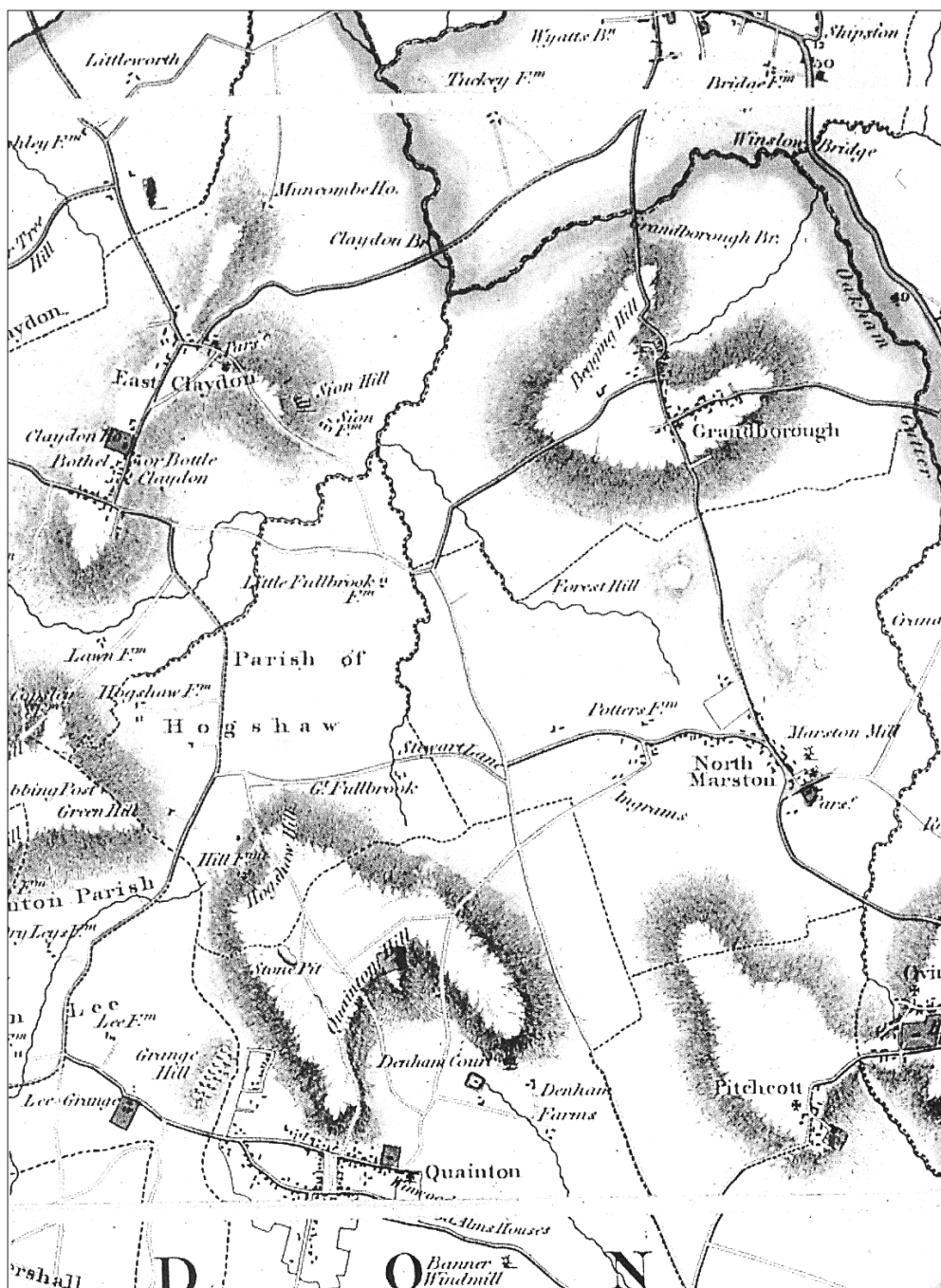
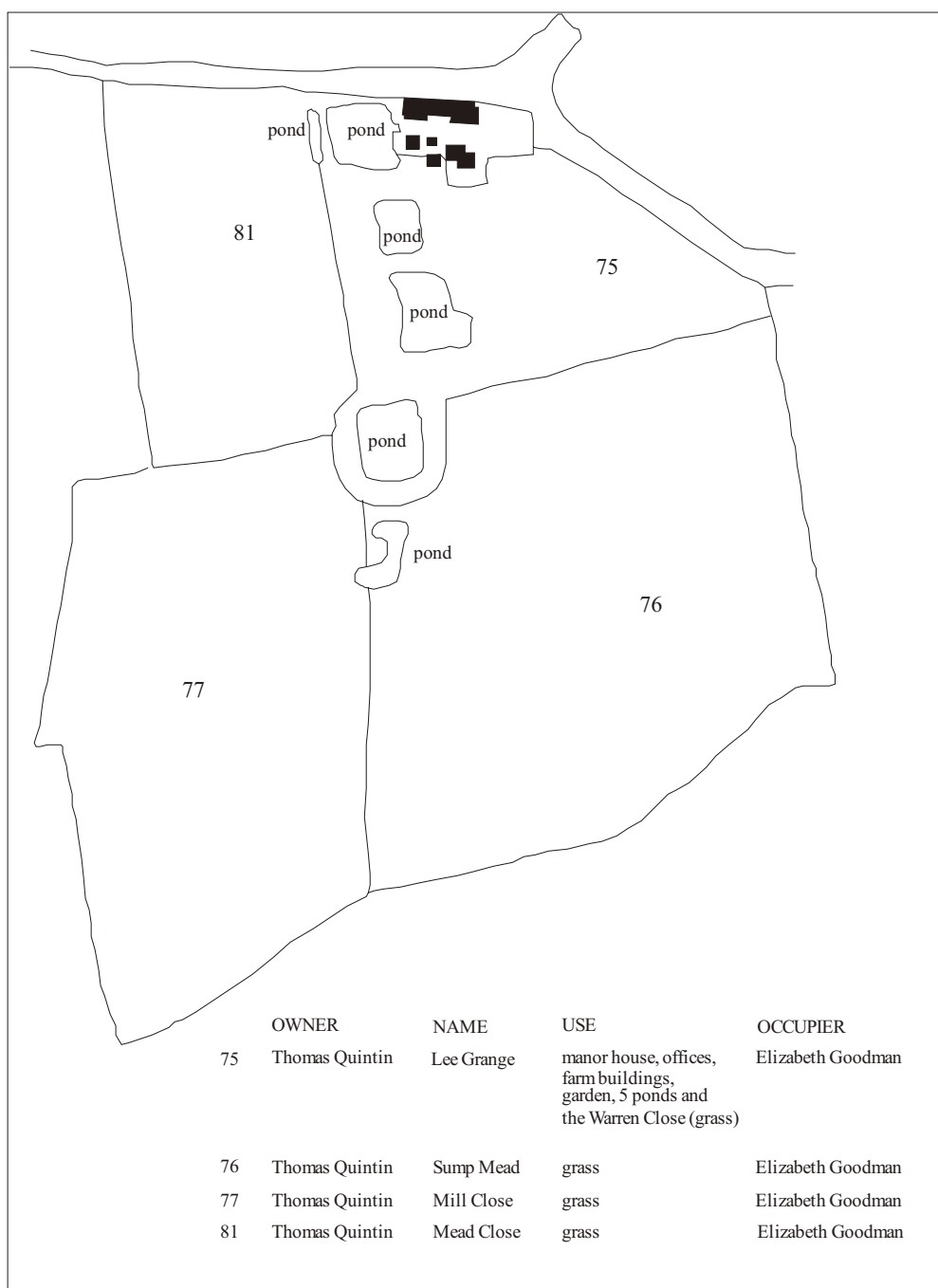


Figure 7: Extract from A. Bryant's Map of AD 1825. Not to Scale.

'The Warren Close' which was under grass (Figure 8). The southern curtilage boundary ran westwards along a line broadly congruent with the northern side of one of the platforms noted during the earthwork survey (Kidd 2006; Figure 4, g). It then turned at right angles along the scarp marking the western edge of this platform, defining a small rectangular area around the house. Beyond this, the western end of the boundary ran just to the south of the dovecote (Figure 8).



**Figure 8: Extract from the Tithe Map of the Hamlet of Shipton Lee of AD 1842.
Not to Scale.**

The tithe map shows the fifteenth to sixteenth century barn (coinciding with B1, Figure 2), with the abutting late eighteenth to early nineteenth century stable block to the west (coinciding with B4, Figure 2). A similar wing is depicted at the eastern end of the barn (extending across B11, Figure 2 and into A6, Figure 2), which does not correspond with the plans of any of the standing buildings. The house (coinciding with B2, Figure 2) was much smaller and simpler in outline. The range linking the house with the dovecote (Figure 2, B6) did not exist in AD 1842. Instead the dovecote (Figure 2, B3)

was free-standing and is shown just to the west of the house, with a second smaller outbuilding to the east (Figure 8). A square structure of similar dimensions to the dovecote is shown immediately to the south-west of the house (Figure 8). This does not coincide with any of the buildings currently standing on the site.

The plan that accompanied the auction catalogue of AD 1856 gives a good impression of the setting of Grange Farm (Figure 9). It is unfortunate that the original could not be located, as the reproduction is poor and at too small a scale to provide much detail about the layout of the farm buildings. The barn (coinciding with B1, Figure 2) and the house (coinciding with B2, Figure 2) are the only visible structures (Figure 9). As on the tithe map (Figure 8) the barn appears to extend further to the east (Figure 9) than is currently the case. The contrasting plan of the house suggests that it had been extended since AD 1842.

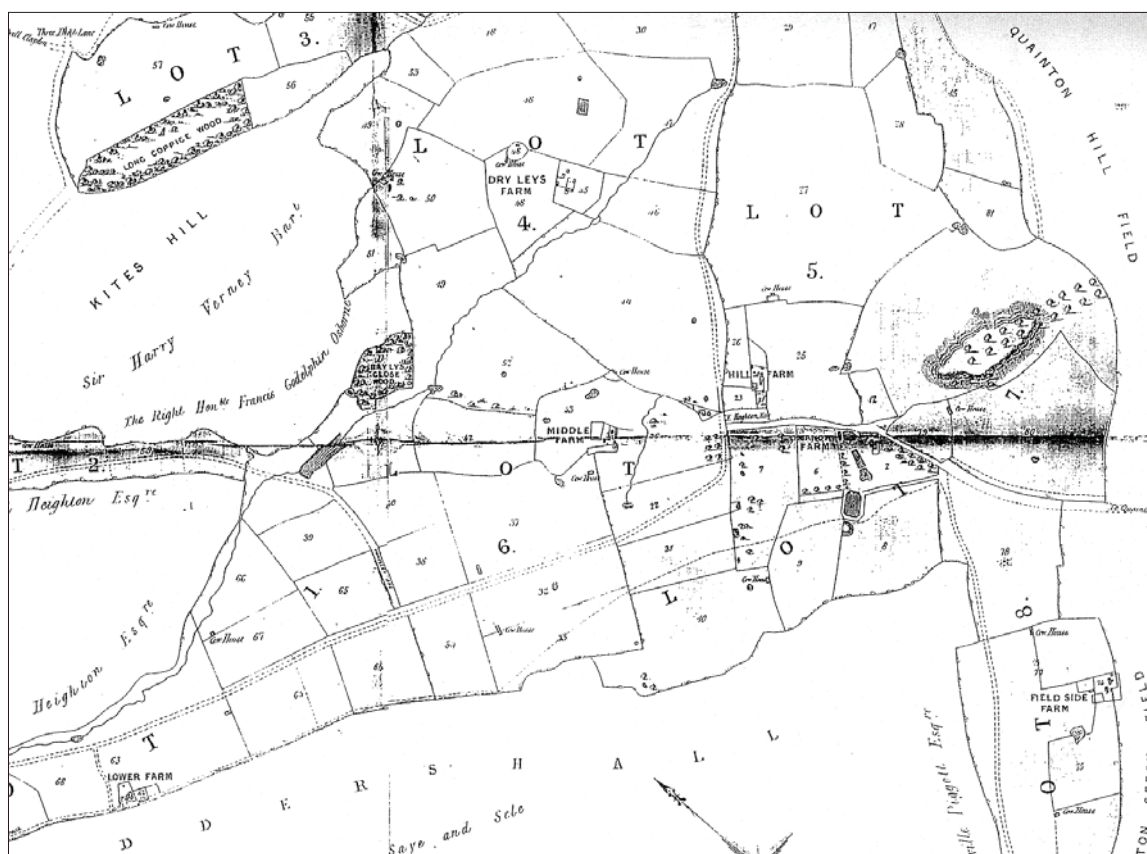


Figure 9: Survey Plan Accompanying the Sale Catalogue of AD 1856 (from Rodwell n.d.). Not to Scale.

A rather more detailed view of the altered character of Grange Farm is provided by the survey accompanying the sale catalogue of AD 1867 (Figure 10). The curtilage boundary had been relocated further to the south close to its present position, although the use of a broken line suggests that this is unlikely to have been marked by a physical barrier. This area to the south of the house

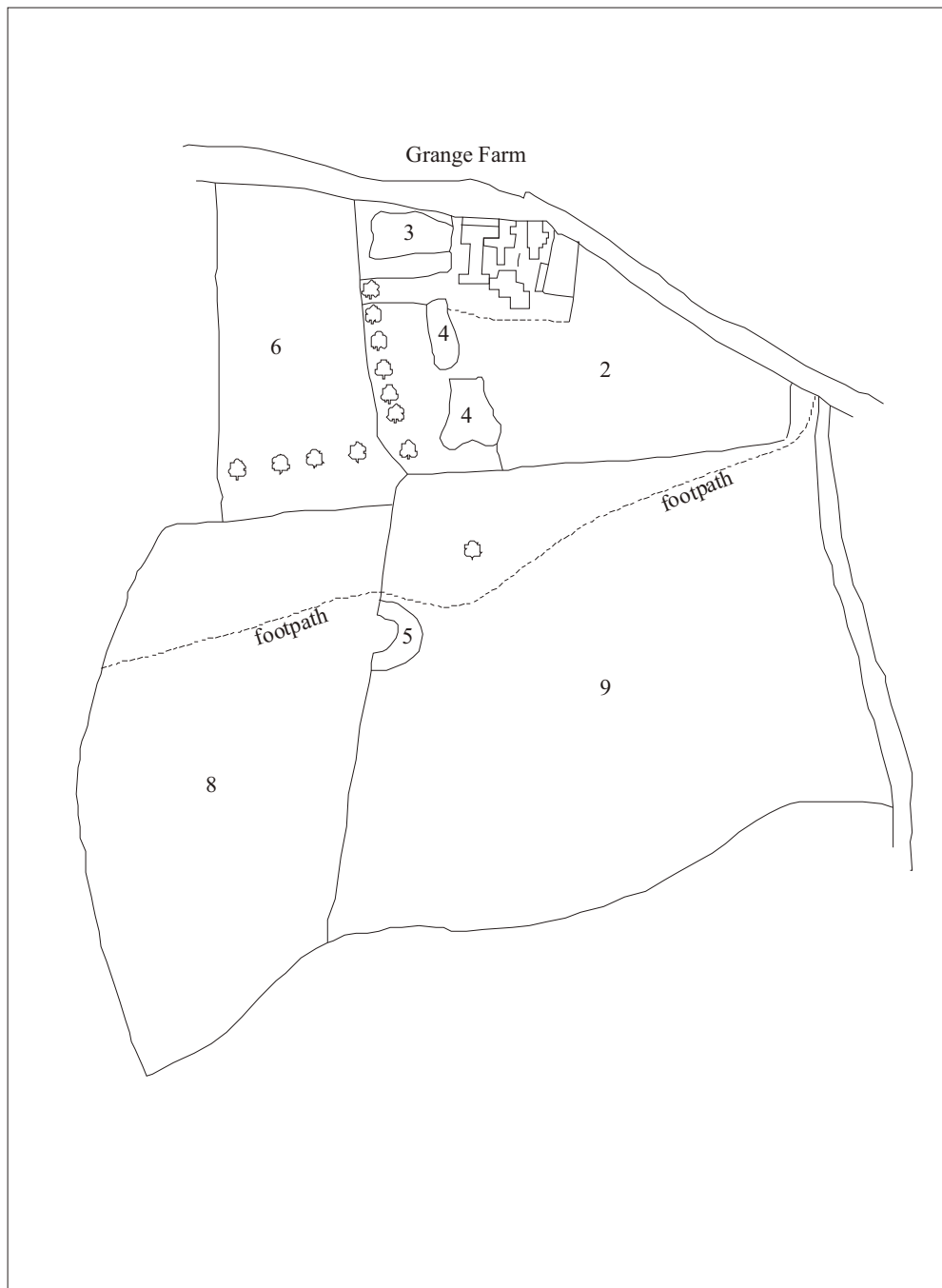


Figure 10: Extract from the Survey Plan Accompanying the Sale Catalogue of AD 1867. Not to Scale.

(coinciding with A2 and A3, Figure 2) is the most probable location for the small lawn and orchard described in the sale catalogue (Section 4.3). A rectangular plot is shown on the eastern side of the farm complex for the first time (Figure 10), which later maps indicate is the partly walled kitchen garden said to have been located at the side of the house (coinciding with A4, Figure 2).

By AD 1867 (Figure 10) the fifteenth or sixteenth century barn (Figure 2, B1) and house (Figure 2, B2) appear to have broadly assumed their current

outlines (Figure 10). The dovecote (Figure 2, B3) and stable block abutting the earlier barn (Figure 2, B4) and the house (Figure 2, B2) were now linked by new building ranges (coinciding with B5 and B6, Figure 2). The most westerly (coinciding with B5, Figure 2) is depicted as extending further to the east than at present (Figure 10) into the area now occupied by the modern open span barn proposed for demolition (Figure 2, B13). Two separate building ranges occupy opposing positions on either side of the yard alongside Lee Road (Figure 2, A6), extending southwards across the site of the barn and stables with central cart access (Figure 2, B7) into the yards to the south (Figure 2, A5 and A7). The most westerly incorporates the animal stalls alongside Lee Road proposed for demolition (Figure 2, B11) with additional wings to the west and south that no longer survive (extending into A5 and B13, Figure 2). The building range to the east of the yard (Figure 2, A6) on the site of the structure with breeze block walls (Figure 2, B9) appears to consist of three separate elements. The west wall of the northernmost building may survive as part of the present curtilage wall proposed for demolition (coinciding with part of W1, Figure 2), while the rest of the range extended southwards into one of the current yards (Figure 2, A7). The one remaining building shown on the plan (Figure 10) coincides with the southern part of the cattle shed proposed for demolition (Figure 2, B10).

4.4.3 The Late Nineteenth Century (Figures 11 and 12)

The Buckinghamshire Record Office does not have a copy of the 25 inch first edition Ordnance Survey map that shows Grange Farm. Instead a view of the site is provided by the six inch version which was surveyed between AD 1878 and 1880 and published in AD 1885 (Figure 11). This confirms the position of the orchard and lawn to the south of Grange Farmhouse (coinciding with A2 and A3, Figure 2) and of the kitchen garden to the east (coinciding with A4, Figure 2). The layout of the barn (Figure 2, B1), house (Figure 2, B2), dovecote (Figure 2, B3), stable block (Figure 2, B4) and intervening ranges (Figure 2, B5 and B6) seems little changed since AD 1867 (compare Figure 10 with Figure 11). Elsewhere, there appear to have been a number of alterations. The barn and stables with central cart access (Figure 2, B7) were now clearly in place, while the animal stalls to the north proposed for demolition (Figure 2, B11) had assumed their current outline. The range of buildings on the opposite side of the yard to the east had largely been demolished. The building with the breeze block walls (Figure 2, B9) and the cattle shed (Figure 2, B8) abutting the barn and stables with central cart access (Figure 2, B7) appear for the first time in recognisable form (Figure 11). The cattle shed proposed for demolition on the eastern side of the building complex (Figure 2, B10) appears to have been extended northwards (Figure 11).

A more detailed view of the layout is provided by the 25 inch version of the second edition Ordnance Survey map of AD 1899 (Figure 12). There appear to have been few changes to the farmyard apart from the addition of an open shed on the eastern side of the yard alongside Lee Road (Figure 2, A6); and a small square structure abutting the south-western end of the building with

breeze block walls (Figure 2, B9). Both of these buildings have been demolished.

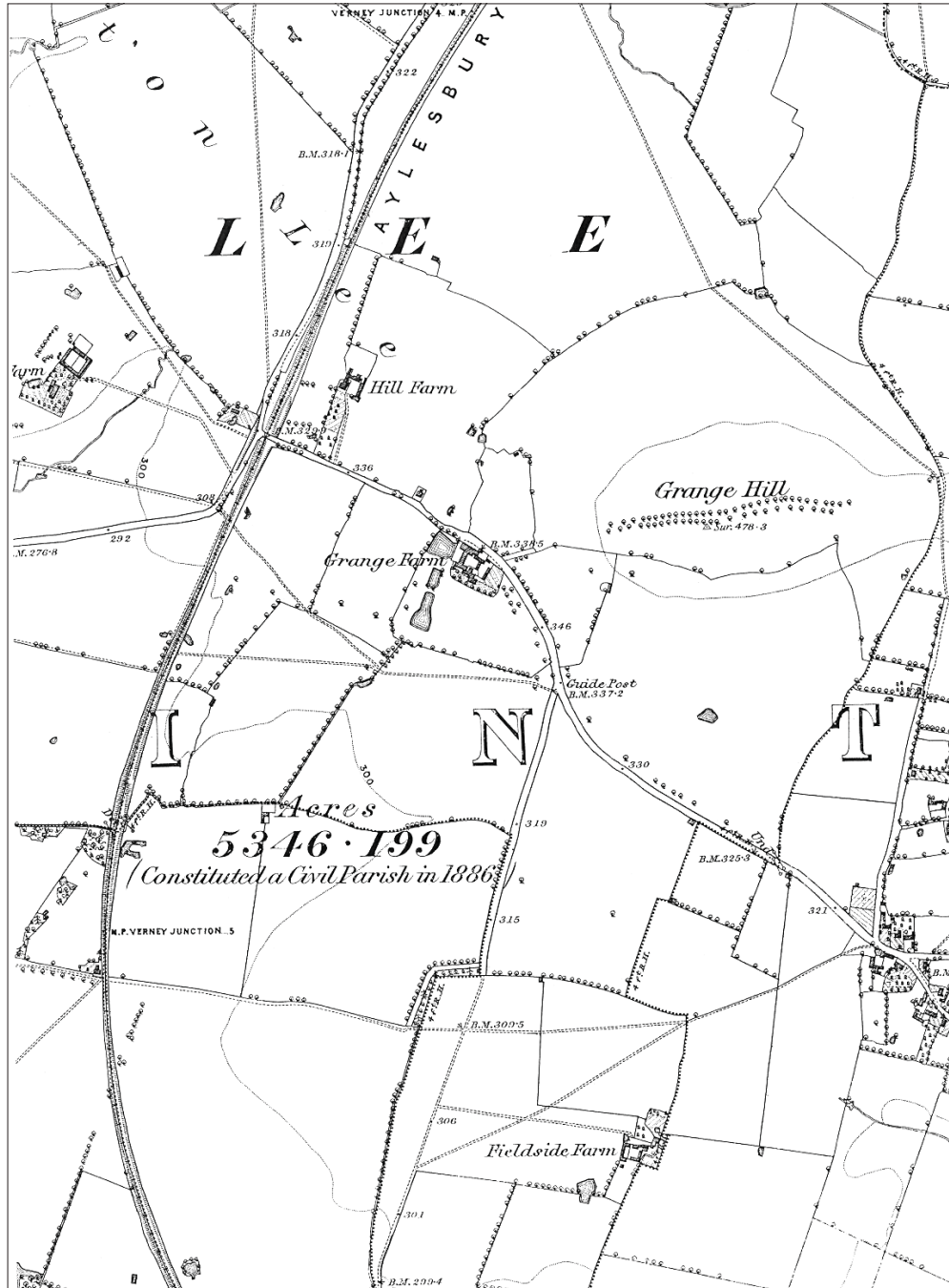


Figure 11: Extract from the First Edition Ordnance Survey Map of AD 1885 (6 Inch Scale).

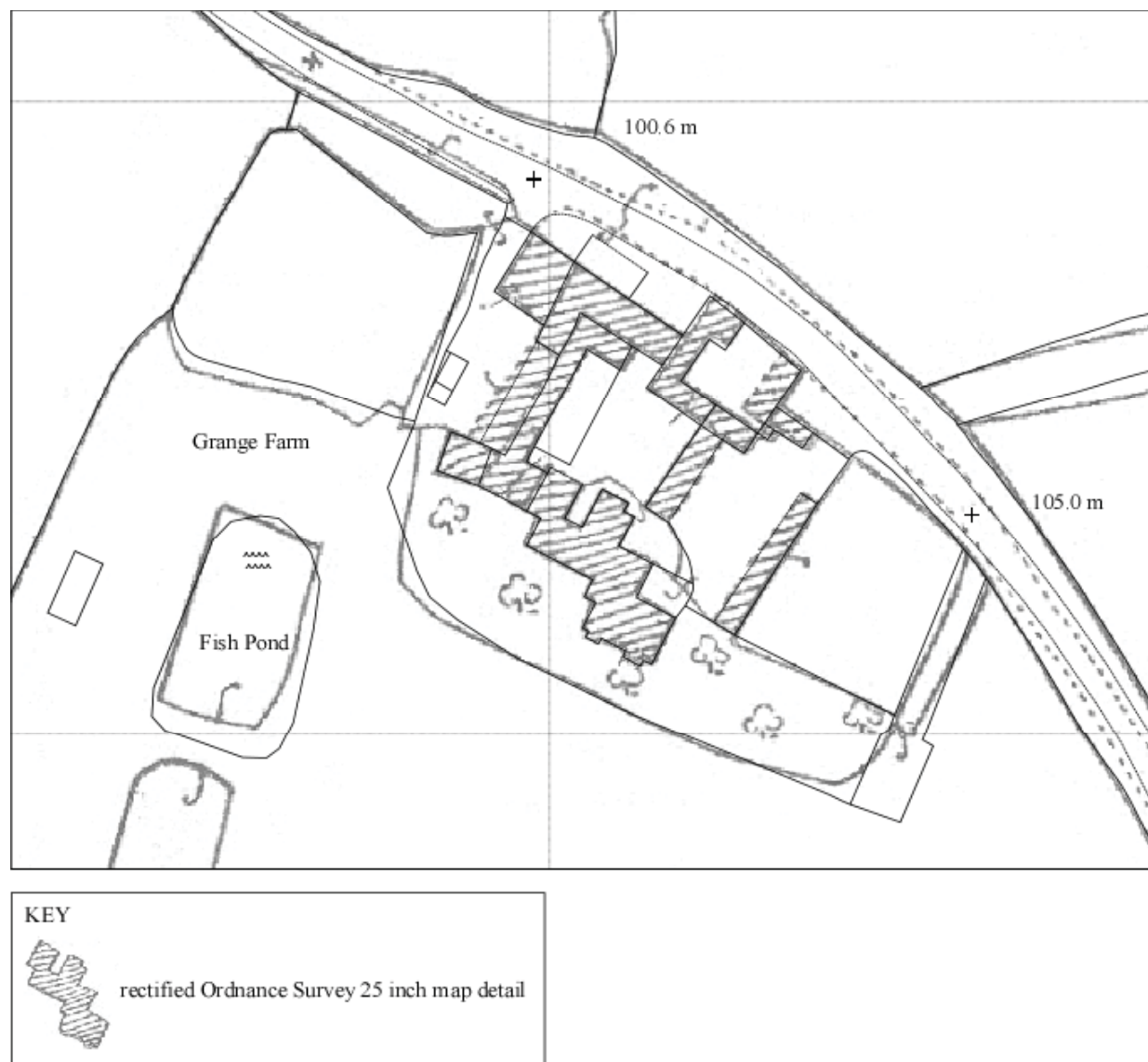


Figure 12: Extract from the Second Edition Ordnance Survey Map of AD 1899 Superimposed on the Modern Ordnance Survey Map. Not to Scale.

4.5 The Historical Development of the Grange Farm Buildings

The chronological sequence for the existing buildings indicated by the historical and secondary sources and the cartographic evidence is summarised in Table 1. Rodwell's (2006) interpretation is not included.

Building (Figure 2)	Phase/alterations/ character	Date	Sources
B1	Origins Origins Origins Origins Shown extending to east Present outline	Pre-AD 1517 15 th or 16 th century 16 th century 17 th century AD 1842 AD 1867	Pevsner and Williamson 1994 Ordnance Survey record card DOE n.d. RCHM(E) 1913 Tithe map Sale catalogue plan

B2	Origins (early core) Re-built/extended Re-built/extended Demolition of old house Small with simple plan Extended Present outline Extension	17 th century (west wing) 18 th and 19 th centuries AD 1765 to 1766 AD 1765 to 1766 AD 1842 By AD 1856 AD 1867 20 th century	DOE n.d. and RCHM(E) 1913 DOE n.d. and RCHM(E) 1913 John Calcroft's accounts John Calcroft's accounts Tithe map Sale catalogue plan Sale catalogue plan DOE n.d.
B3	Origins Repairs First plan present outline Brick chimney and door	Early to mid-18 th century AD 1766 AD 1842 20 th century	DOE n.d. John Calcroft's accounts Tithe map DOE n.d.
B4	Origins First plan present outline	Late 18 th or early 19 th century AD 1842	DOE n.d. Tithe map
B5	Origins extending to east Present outline	Between AD 1842 & 1867 20 th century (post-AD 1898)	Tithe map and sale plan OS second edition
B6	Origins (on site of earlier building) Present outline	Between AD 1842 & 1867 Between AD 1878/80 & 1898	Tithe map and sale plan OS first and second editions
B7	Origins present outline (on site of earlier buildings)	Between AD 1867 & 1878/80	Sale plan and OS first edition
B8	Origins present outline	Between AD 1867 & 1878/80	Sale plan and OS first edition
B9	Origins present outline (on site of earlier buildings)	Between AD 1867 & 1878/80	Sale plan and OS first edition
B10	Origins (southern part) East wall (kitchen garden) Present outline	Between AD 1842 & 1867 ?By AD 1856 Between AD 1867 & 1878/80	Tithe map and sale plan Sale catalogue Sale plan and OS first edition
B11	Origins Present outline	Between AD 1842 & 1867 Between AD 1867 & 1878/80	Tithe map and sale plan Sale plan and OS first edition
B12	Origins	20 th century (post-AD 1898)	DOE n.d.; OS second edition
B13	Origins	20 th century (post-AD 1898)	OS second edition
B14	Origins	20 th century (post-AD 1898)	OS second edition
W1	Origins (east part)	?Between AD 1842 & 1867	Tithe map and sale plan
W2	Origins	By AD 1856	Sale catalogue

Table 1: The Chronological Sequence for the Standing Buildings

4.6 The Aerial Photographs (Section 7.7)

Aerial photographs of the site held by the Buckinghamshire Sites and Monuments Record were examined for archaeological features. However, this work was not extended to the National Monuments Record or the Cambridge collection. This is partly because the available evidence indicates that the proposed development comprises buildings, farmyard surfaces and gardens, which were all in place long before aerial photographs were taken. Land-use of this type would have effectively obscured any buried archaeological features from the air. Furthermore, information about the character and location of surviving earthworks in the south-eastern part of the site and in the pasture to the south and west had already been provided by the recent survey (Kidd 2006).

Fourteen photographs from six sorties in the Buckinghamshire Sites and Monuments Record cover the area of the proposed development. A full list of these is provided in Section 7.5.

The only archaeological features visible on or adjacent to the proposed development comprised the earthworks identified during the survey (Kidd 2006). None of the photographs show areas of disturbance on the site.

5 DISCUSSION

5.1 The Archaeological Potential of the Site

The local distribution gives the impression that the site is unlikely to have been the focus of any significant activity pre-dating the medieval period. However, this may be misleading given the lack of archaeological fieldwork in the Study Area. It is, therefore, conceivable that early remains might be found unexpectedly within the proposed development area.

Of far greater concern is the potential of the site for containing significant evidence of the medieval monastic grange (including the demolished chapel). The placing of this at Grange Farm relies heavily on documentary sources, but the case for this being correct is greatly strengthened by the historic name of 'Lee Grange', and the close proximity of the fishponds, pillow mounds and other earthworks in the field immediately to the south of the proposed development. It should be stressed that although this interpretation is convincing, it cannot be proven from the available evidence. There is no dateable medieval material from Grange Farm or any of the earthworks, while the identification of the pillow mounds, which also resemble fragmented ridge and furrow (Kidd 2006), has been influenced by the historic field name of 'Warren Close' (ibid.). Similarly there appears to be some disagreement amongst the various sources over the date of the barn. If it did indeed originate before the Reformation (AD 1517; Pevsner and Williamson 1994) then it would at the very least indicate late medieval (although not necessarily monastic) origins for Grange Farm.

However, even though the evidence is somewhat circumstantial, it is sufficiently strong to identify the site as one of high archaeological potential. The true nature of that potential is one that cannot be determined from the available evidence and can only be resolved by further field investigation.

If there is a medieval monastic grange on the site, the position of the various buildings (including the chapel) is unknown. It has been suggested that the earthwork platform extending into the south-eastern part of the proposed development area may mark the site of the demolished grange buildings (Kidd 2006; Figure 4, g). The northern and western edges of this platform coincide with the southern curtilage boundary as depicted in AD 1842 (Figure 8). However, this relationship is of little help in dating the earthwork; it could have post-medieval origins, but equally the later boundary may well have been aligned on an earlier feature.

While this platform represents a promising site for the medieval grange (if it exists), it is possible that such buildings could occupy another location within the proposed development area. A position anywhere to the north of the line of the southern curtilage boundary of AD 1842 (Figure 8) seems most probable.

If the barn is of late medieval origin, the probability that other medieval agricultural buildings once existed within the current farmyard is increased.

The historic maps also raise the possibility that the barn may originally have had additional bays extending to the east, although these could represent later additions or inaccuracies in the mapping. If the barn did extend further eastwards any remains would coincide with the site of the animal stalls proposed for demolition and the adjacent yard (Figure 2, B11 and A6).

Archaeological evidence for the later occupation and use of the site will certainly exist within the proposed development area, although the survival and condition of any remains is uncertain. The dating of the core of the existing farmhouse to the seventeenth century (DOE n.d.; RCHM(E) 1913) suggests that it was built at least partly on the site of the earlier mansion. It is unknown whether this earlier structure had in turn replaced a medieval building. The accounts of John Calcroft indicate that the construction of the 'new house' in AD 1765 preceded the demolition of the 'old house'. This sequence would suggest that the earlier mansion lay largely outside the footprint of the new building. The site of this may subsequently have been subsumed below the later extensions of the mid-nineteenth century, but it is still possible that some of the buried foundation trenches may extend beyond the footprint of the existing farmhouse.

The foundations of some of the outbuildings recorded in the documents and shown on the historic maps, which have since been demolished, may also survive within the proposed development area. These could include the remains of the 'dovehouse' listed in the survey of AD 1634. Those parts of the site that were historically within 'The Warren', including the south-eastern and south-western corners (coinciding with A2 and the eastern end of A3, Figure 2), are the most likely locations.

It is just possible that this early 'dovehouse' coincides with the building shown in 'The Warren Close' to the south-west of the farmhouse in AD 1842 (Figure 8). This had apparently been demolished by AD 1867 (Figure 10) and whatever its function, traces of the foundations might exist on the edge of the garden and parking area to the south-west of the farmhouse (Figure 3, A2/3). Similar buried remains might also occur in this same general area, marking the site of the late seventeenth century outbuilding recorded during the County survey (RCHM(E) 1913), which, somewhat curiously, does not appear on any of the historic maps.

The foundations of the impressive gateway through the curtilage wall noted by Sheahan in AD 1862 might also survive. If so, the layout of the buildings shown in AD 1867 suggests a likely location between the two building ranges east of the barn (Figure 10). This coincides with the northern part of one of the yards (Figure 2, A6) between the animal stalls and the wall proposed for demolition (Figure 2, B11 and W1).

In the farmyard itself footprints of earlier buildings broadly correspond with the site of the modern open span barn proposed for demolition (Figure 2, B13); the structure with the breeze block walls (Figure 2, B9), and the grass to the north of this building alongside Lee Road (Figure 2, eastern part of A8);

the barn and stables with central cart access (Figure 2, B7); and the northern parts of all three yards (Figure 2, A5 to A7).

5.2 The Impact of Previous Development and Land-Use on Potential Archaeological Remains (Figures 12 and 13)

It is likely that the best conditions for the survival of any buried archaeological remains would be found within the former and present gardens on the east and southern side of the proposed development area (Figure 2, Areas 3 and 4), away from the standing farm buildings and yard surfaces. Here, preservation below cultivated horizons in the former kitchen garden or the topsoil in the farmhouse garden should be good. Some disruption of underlying horizons may occur in the garden to the south and east of the house caused by the tree roots of the former orchard in this area. Such disturbance, however, is likely to be relatively restricted even if the stumps were uprooted. Where stumps were allowed to rot in situ, the impact on any buried archaeological deposits is likely to be negligible.

The condition of potential archaeological remains in the present farmyard and below standing buildings is less certain. It seems most probable that any earlier features and deposits would survive in variable condition. Potential features at the southern ends of the two southernmost yards (Figure 2, A5 and A7) may be better preserved, since there is no indication of later structures in these areas.

The present concrete yard and building floors may well have been laid directly on former surfaces, in which case these are likely to be well preserved and provide a stratified succession where the chances of finding associated dateable artefacts are relatively high.

The integrity of any deposits of this type will depend partly on the nature of potential earlier yards. Trampling by animals in un-surfaced or damaged areas is likely to have led to the mixing of horizons of different dates. It is probable that the effects of similar churning would be encountered within standing buildings and the footprints of demolished structures used as animal stalls, where earlier or existing floors are made of beaten earth.

It is most likely that any archaeological deposits in the farmyard or below standing buildings would largely take the form of negative features, such as postholes, foundation trenches, drains, ditches, pits or wells. The best preservation is probable away from the wall lines of the standing buildings. Even here the impact may be confined to the shallowest and the upper parts of any deeper features, since it seems unlikely that the structures proposed for demolition would have particularly deep foundations. Confined truncation or removal of potential archaeological deposits will also have occurred along modern drains or service trenches.

Otherwise there is reason to suppose that any deeper negative features would survive largely intact. This could include the foundations of any more

substantial medieval grange buildings. Potential evidence of earlier agricultural buildings that may well take the form of beam slots, post-pads or postholes are more vulnerable to damage. Given the later nineteenth century and more recent development and use of the farmyard, any ephemeral features of this type are more likely to be poorly preserved and fragmented.

5.3 The Impact of the Proposed Development on Potential Archaeological Remains

Since there are no detailed plans, it is only possible to provide a generic assessment of the impact of any future development on potential archaeological remains. It must be stressed that all of the earthworks in the south-eastern part of the proposed development area and in the pasture to the south and west are particularly fragile. These are especially vulnerable to damage from heavy machinery. It is, therefore, important to ensure that any compounds or spoil heaps are sited well away from the adjacent pasture to the south and west of the proposed development area.

The earthworks in the south-eastern part of the site would be destroyed or fragmented by any ground works. The topsoil in the garden and the former kitchen garden is likely to contain artefacts from various phases of occupation at Grange Farm. The removal of this horizon will, therefore, displace any such material and the evidence that it might provide about the history and character of the site.

All excavations in this area below the level of the topsoil will truncate or destroy any archaeological remains. This includes, for example, new service trenches, foundations, and any terracing or grading for compounds, new buildings or access roads and hard standings. Similar excavations below modern horizons in the farmyard, in the existing parking area to the west of the house, or on the line of the present driveway will result in the same level of damage to potential archaeological remains.

The removal of the topsoil, modern yard surfaces and the foundations and floors of the buildings proposed for demolition may expose earlier deposits and features. If this is the case they would be very vulnerable to damage.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Buried Archaeological Remains

The available evidence indicates that the proposed development has a high archaeological potential. The principal concern is that the land could have been the site of a medieval monastic grange. In addition, the known information suggests that the foundations of a mansion house pre-dating AD 1765 partly coincide with the existing farmhouse and could extend beyond its footprint. Traces of agricultural buildings recorded on the historic maps and since demolished may also survive within the farmyard. These might include

additional bays or a later eastwards extension of the fifteenth to sixteenth century barn.

Although the subsequent use and development of the site will have had an impact on the condition of any such remains, there is reason to suppose that potential evidence of medieval and later residential and agricultural buildings would survive. The conditions for the preservation of buried archaeological remains are most favourable in the garden and former kitchen garden on the southern and eastern side of the house. Indeed, it is precisely in this area that recorded earthworks have been suggested as the potential site of the buildings of the medieval monastic grange (Kidd 2006). Alternative locations for these structures within the development area to the north and west are also possible.

Although the evidence is sufficiently strong to highlight the potential archaeological importance of the site, it cannot be used to demonstrate unequivocally that medieval monastic buildings once occupied the proposed development area. Nor can it be used to determine the extent, character, significance, phasing or condition of any features or deposits which might exist. This information is essential if an appropriate strategy is to be developed to mitigate the effects of the proposed development on any archaeology. Such evidence can only be provided by a programme of targeted field investigation.

Given the high potential of the site, it is recommended that archaeological investigation should commence at an early stage in the planning process. This is largely to allow for the possibility that remains requiring further detailed levels of excavation and recording, or even warranting preservation *in situ* might be identified. It is, therefore, essential that there is sufficient scope in the programme to allow for further stages of archaeological excavation, and/or a redesigning of the proposed development, if this should prove to be necessary or desirable.

In the absence of development plans, it is only possible to make generalised recommendations about appropriate archaeological techniques for the initial phases of investigation. If the proposed new residences are to occupy existing open spaces, a geophysical survey in the garden and former kitchen garden might be worth considering. Given the uncertainties over the existence and location of the medieval grange, it is possible that this would identify wall lines or other features that could be targeted for trial excavation. It should be stressed that the results may be ambiguous and even if they are negative would need to be supported by further stages of field investigation.

An evaluation comprising a series of machine-cut trial trenches is recommended as an approach which will produce the most conclusive results. This would provide a percentage sample of the site and would be focussed on locations where the proposed development is likely to have an impact on potential archaeological remains. In other words it would be targeted on areas planned for new housing, garages, hard standings or access roads.

The evaluation trenches should be distributed across the available space to provide good coverage of the site. They should additionally target features or areas likely to be adversely affected by the proposed development, which the available evidence (including the results of any geophysical survey) suggests are of potential archaeological sensitivity. Targets identified by the desk-based research include the platform extending into the south-eastern part of the proposed development area (Figure 2, eastern side of Area 3); the immediate surroundings of the farmhouse (Figure 2, around B2); the northernmost yard (Figure 2, A6) in line with the fifteenth or sixteenth century barn; and the northern parts of all three yards (Figure 2, A5 to A7).

At present an archaeological evaluation would clearly be constrained by the standing buildings, including the structures proposed for demolition. Nevertheless, the current arrangement of open spaces allows for the sampling of a range of areas across the site. It would certainly be feasible to carry out the archaeological work and develop a mitigation strategy prior to the commencement of any demolition or building work. Whether this is the best approach or not will depend on the development plans.

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7.2 Gazetteer of Known Sites (Shown on Figure 3)

Site	SMR No.	NMR No.	NGR (SP)	Description
1	0840000000		73134 21032	Near Lee Bridge – Neolithic to Bronze Age scraper; ?Roman tile; undated pottery vessel and oyster shell
2	0076400000	342839	74 20	Late Iron Age gold coin of Cunobelinus
3	0076300000 0936500000	342838	728 213	Earthworks of the deserted medieval village of Shipton Lee
4	0034300000		7235 2055	North-easternmost extent of deserted medieval village of Doddershall seen on aerial photographs
5	0529900000		unknown	Documentary reference to a medieval park at Quainton, location unknown
6	0634000000 0635000000		745 210	Ridge and furrow in medieval to post-medieval open fields around Shipton Lee and Quainton
7	0076200000	342865	7351 2084	Earthworks and fishponds at Grange Farm; site of medieval Cistercian grange and mansion house of the Dormer family
8	0525100000		7313 2057	Slight mound marking the possible site of a post-medieval

				windmill
9	0578800000		7335 1925 to 7420 2747	Aylesbury and Buckingham railway, opened 23.09.1868
10	0076600000		7427 2040	Two fragments of 18 th century Pottery
11	N/A	1437702	7436 2021	Quainton ‘cortege’ cross – undated boundary stone
12	0415100000		unknown	Red earthenware pot of probable medieval or post- medieval date

7.3 Gazetteer of Grade II Listed Buildings (Shown on Figure 5)

Site	SMR No.	NMR No.	NGR (SP)	Description
13	007620200	342865	73507 20872	Barn at Grange Farm – 16 th to 19 th century
14	007620000	342865	73507 20829	Grange Farmhouse – 17 th to early 19 th century
15	007620100		73487 20844	Dovecote at Grange Farm – early to mid-18 th century
16	115430000		74300 20415	20, North End Road – 17 th century
17	115440000		74334 20371	24, North End Road – 17 th Century
18	115490000		74193 20258	6, Townsend – 17 th century
19	115500000		74211 20247	8, Townsend – 17 th century
20	115510000		74211 20194	Townsend Farmhouse – 17 th century
21	115450000		73104 21882	Dry Leys Farmhouse – 18 th century

7.4 Historic Documents, Maps and Schedules

AD 1770	Thomas Jeffreys’ Map of the County of Buckinghamshire (surveyed AD 1766 to 1768)
AD 1788	Sale particulars Lee Grange, Shipton Lee (D/X 785/3)
AD 1825	A. Bryant’s Map of the County of Buckinghamshire (surveyed AD 1824)
AD 1842	Tithe map of the Hamlet of Shipton Lee in the Parish of Quainton
AD 1842	Shipton Lee tithe apportionments
AD 1856	Sale particulars of the Manor of Shipton Lee (D/GA 5/26 – original plan missing; copy of survey from Rodwell n.d.)

AD 1867	Sale particulars of the Lee Grange Estate with plan (D/WIG/2/6/97)
AD 1885	Ordnance Survey First Edition, Sheet XXII – six inch version (surveyed AD 1878 to 1880)
AD 1899	Ordnance Survey Second Edition, Sheets XXII.12 – 25 inch version (revised AD 1898)

7.5 Aerial Photographs Consulted

Photographs in the Buckinghamshire Sites and Monuments Record

Reference	Type	Frames	Date
CPE/UK/2097	B/W	3061-3062	28/05/1947
CPE/UK/2483	B/W	3265-3266	10/03/1948
541/479	B/W	4213-4214	07/04/1950
BGCS	B/W	3946-3947	26/01/1976
		4055-4056	26/01/1976
BCS RC8-11	B/W	98-99	06/03/1985
JasAir	Colour	8188198	02/10/1988
		8188197	