

JOHN MOORE HERITAGE SERVICES

AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT

OF

FAWLEY COURT,

BUCKINGHAMSHIRE

SU 765 842 (centred)

On behalf of

Cherrylow Ltd.

July 2009

REPORT FOR Cherrylow Ltd.

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CONTENTS

	Page
<i>SUMMARY</i>	1
1 INTRODUCTION	2
1.1 Origins of the Report	2
1.2 Planning Guidelines and Policies	2
1.2.1 Government Planning Policy Guidance	2
1.2.2 Replacement Buckinghamshire County Structure Plan	4
1.2.3 Wycombe Development Framework Adopted Core Strategy	4
1.3 Aims and Objectives	5
1.4 Methodology	6
2 THE SITE	6
3 PROPOSED SCHEME OF DEVELOPMENT	6
4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND	8
4.1 Historical Background	8
4.2 Cartographic Evidence	11
4.3 Known Archaeological Sites	17
4.4 Listed Buildings and Gardens	19
4.5 Documentary Evidence	22
4.6 Historic Landscape Characterisation	24
5 DISCUSSION	24
6 CONCLUSION	28
6.1 Archaeology	28
6.2 Heritage Management	29
6.3 Further Considerations	30
7 BIBLIOGRAPHY	30
7.1 Books and Documents	30
7.2 Historic Maps Consulted	32
7.3 Aerial Photographs Consulted	32
7.4 Online Resources	33

FIGURES

Figure 1	Site location	7
Figure 2	John Speed's Map of 1620	12
Figure 3	John Seller's Map of 1701	12
Figure 4	Thomas Jeffrey's Map of 1720	14
Figure 5	Andrew Bryant's Map of 1825	14
Figure 6	First Edition 6" OS Map 1881	15
Figure 7	6" OS Map of 1919	16
Figure 8	6" OS Map of 1922	16
Figure 9	Archaeological Sites	18
Figure 10	Listed Buildings and Structures	21
Figure 11	Farrington and Stadler Engraving of 1794	23
Figure 12	John Rocque's Map 1762	26

SUMMARY

This archaeological desk-based assessment was commissioned as part of the consideration of various proposals for new work at Fawley Court, Buckinghamshire.

This study highlighted the potential for archaeological remains relating to the prehistoric periods within the entire area of the estate. Artefacts dating from the Mesolithic, through the Neolithic, Bronze Age and into the Iron Age show a continued use of the river.

Previous archaeological investigations in the area located a palaeo-channel and there is the potential for further palaeo-channels of the river to be preserved. Peat deposits dating from the Mesolithic period onwards have been recorded.

Archaeological remains of the post-medieval period are likely to be present in the areas of open ground surrounding the house and outbuildings. It is also probable that remains of the earlier buildings may exist. It is likely that artefacts associated with the Civil War period may also be present.

It is possible that previous garden layouts may still survive as archaeological features, and that restoration to a specific period could theoretically be possible, although this would involve considerable survey and excavation. There is a small potential for classical Greek architecture and statue fragments to be located in the garden area.

The House and several other buildings and structures of the estate are listed and legally protected. The parkland is also registered. No work should be undertaken without consultation from the appropriate bodies and authorities.

As part of the local authorities Conservation Area there are additional controls on permitted developments.

Any planning application will be the subject of conditions requiring a programme of archaeological and heritage recording work.

1 INTRODUCTION

1.1 Origins of the Report

This archaeological desk-based assessment was commissioned by Cherrylow Ltd as part of the consideration of various proposals for new build, alterations to, and demolition of, buildings at Fawley Court, Buckinghamshire.

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 Wycombe Development Framework Adopted Core Strategy

The Wycombe Development Framework Adopted Core Strategy (2008) includes a series of more detailed policies relevant to listed buildings, unscheduled archaeological remains and parks and gardens of special historic interest. The following are potentially pertinent to the site under consideration:

Policy 7.6 - Ensuring new development respects the particular character and sense of place of villages and hamlets

Policy 7.8 - Protecting and enhancing the environmental assets of the rural areas (see Policy CS 17)

Policy 17.6 - The preservation or enhancement of historic environments (and, where appropriate, their settings) through the identification, protection and/or appropriate management of Archaeological remains, historic buildings and registered landscapes of national and local importance (see also Policy CS 19 'Raising the Quality of Place-Shaping and Design').

In 1992 Fawley Court was designated a conservation area by Wycombe District Council.

1.3 Aims and Objectives

The primary aim of the desk-based assessment is to provide a professional appraisal of the archaeological potential of the site. This follows the Government guidance in 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 mitigation strategy.

1.4 Methodology

The format of the report is adapted from an Institute of Field Archaeologist *Standard Guidance* paper (IFA, 1994).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources

The principal sources consulted in assessing this site were the Historic Environment Records for Buckinghamshire and the Buckinghamshire Records Office. The first holds details of known archaeological sites. The Records Office contained copies of relevant early editions of Ordnance Survey maps, other cartographic sources and documentary sources. Archaeological sites in Buckinghamshire within 500 m of the proposal site have been noted.

The extent to which archaeological remains are likely to survive on the site will depend on the previous land use. The destructive effect of the previous and existing buildings/infrastructure/activity on the site has therefore been assessed from a study of available map information and other documentary sources.

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

2 THE SITE (Figure 1)

(National Grid Reference – SU 765 842 centred)

Fawley Court is located to the north of Henley-on-Thames. It lies at approximately 30m OD, sloping gently downwards from west to east towards the River Thames. It is situated on an "island" of Gravel Terracing surrounded by alluvial deposits.

3 PROPOSED SCHEME OF DEVELOPMENT

At present information is being obtained as part of the consideration of various proposals for new build, alterations to, and demolition of, buildings at Fawley Court. This will inform future proposals for the use and management of the buildings and grounds. In addition proposals are to be drawn up for development of the estate leading to planning applications for demolition of redundant buildings, alterations to buildings, and the erection of replacement buildings.

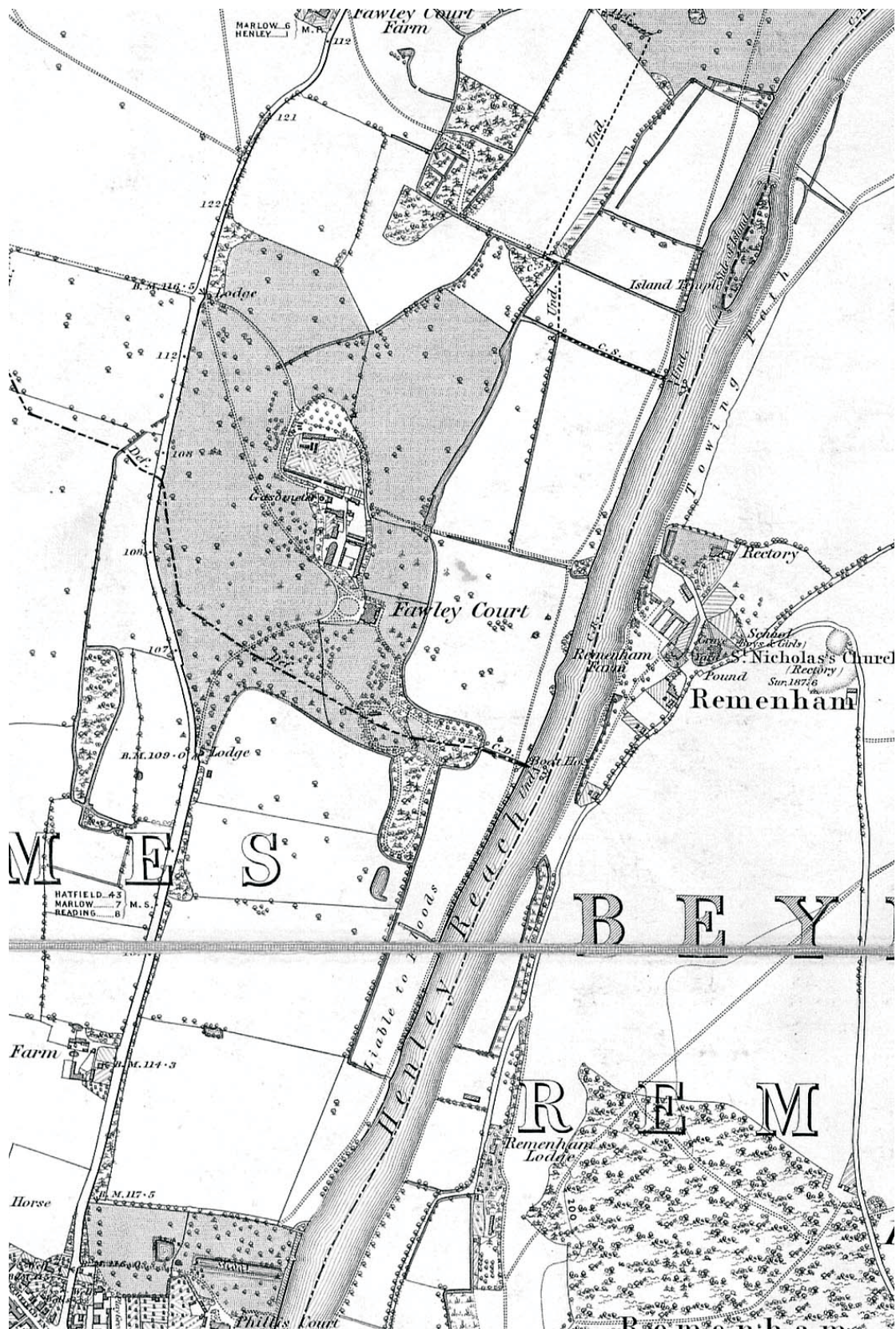


Figure 1. Site location based on OS 6" Map 1881

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Historical Background

The Manor

Earl Tosti held Fawley under Edward the Confessor. In 1086 it was held by Herbrand of Walter Giffard. It was assessed at 10 hides in the Domesday Book, with land for 14 ploughs. In demesne are 2 ploughs; and 13 *villans* with 1 *bordar* have 12 ploughs. There are 5 slaves, meadow for 2 ploughs and woodland for 100 pigs. All together it is worth £6.

It passed as a knight's fee of the barony of Giffard to the Marshals, Earls of Pembroke (VCH 1908), and to William de Valence. The last was created Earl of Pembroke about 1265 by his marriage in 1247 with Joan de Munchesney, daughter of Joan the sister of Walter Marshal.

Aymer de Valence, son of William, succeeded to his possessions. Aymer, some time between 1316 and his death in 1324, granted the manor to his wife Mary de St. Paul, Countess of Pembroke, who held it until her death in 1377 (VCH 1908, 273). The overlordship of Fawley then passed to Gilbert Lord Talbot, son of one of her husband's co-heirs, Elizabeth Comyn. It continued with the Talbots, the last reference to it occurring in 1507 (VCH 1908, 273).

Holders of the manor

Walter Giffard, during his absence in England at the time of the Norman Conquest, left his steward Herbrand de Sackville to guard his lands in Normandy. In reward for his good services Herbrand was offered the choice between Crendon and Fawley. He chose Fawley 'on account of its beauty' and was holding it in 1086 (VCH 1905, 248).

His son William, probably the father of the William de Sackville who was holding Fawley in 1166, succeeded him. His son Jordan de Sackville died in the early 13th century. In 1234 Bartholomew de Sackville had a gift from the king of timber for a room (*camera*) at his manor of Fawley. He paid a mark for scutage (*tax levied on knight's fees*) in 1236, and his name appears in the Roll of Arms under Henry III.

Jordan de Sackville, probably Bartholomew's son, was holding in 1284 and had been succeeded before 1302 by another Bartholomew. Thomas de Sackville, lord of Fawley in 1316, made a settlement of the manor in the following year on his wife Maud for life, who, after his death between 1325 and 1332 married John de Whitfield, probably the M.P. for Oxfordshire in 1327.

In 1343 Thomas de Sackville, a minor, who was son and heir of Robert, presumably brother of the previous Thomas de Sackville, held Fawley. He appears to have attained his majority and to have been knighted before 1358. He was holding in 1367, but appears to have been succeeded before 1371 by his son Thomas, afterwards Sir Thomas de Sackville, kt., who represented the county in Parliament several times

between the years 1379 and 1394, and was one of the commissioners of array in Buckinghamshire in 1399 and 1403.

His son Sir Thomas Sackville, kt., M.P. for the county in 1434, was holding in 1419, and was living in 1449. His son Thomas Sackville succeeded about 1455. Fawley passed before 1477, by the marriage of his daughter and heir Margery, to Thomas Rokes or Rooks, to his grandson Thomas Rokes, who was elected Sheriff of Bedfordshire and Buckinghamshire in 1477 and 1486. He died in 1527 and was succeeded by his grandson Edmund, son of Thomas Rokes, who had predeceased his father. Robert Rokes, another son of Thomas Rokes, father of Edmund, settled Fawley on his second wife Elizabeth in 1560 and again in 1577 (VCH 1908).

After his death in 1580 she married John Alford. William Rokes surrendered his interests in Fawley to John Alford in 1589, and before 1602 the manor had passed to William, afterwards Sir William Alford, and his wife Elizabeth, daughter and heir of Robert Rokes. She died in 1608, leaving two daughters both minors.

In 1614 Sir William Alford purchased from Edward Alford his rights in a lease of the manor, which had been held by Sir Launcelot Alford, father of Sir William. The latter sold it in 1617 to James, afterwards Sir James Whitelocke, who settled it in 1630 on the marriage of his son Sir Bulstrode Whitelocke, with Rebecca Bennett, and died in 1632. He was member for Great Marlow in the Long Parliament and Lord Commissioner of the Great Seal and Ambassador to Sweden under the Commonwealth.

The Henley Guide (1826) records that in 1642 a large party of the King's troops, under Sir John Byron, occupied it. The soldiers, in spite of their Commander's repeated orders to restrain such outrage, destroyed the valuable collection of manuscripts and books collected by Sir Bulstrode and his father, and so spoiled the furniture, that it was unfit for future residence.

Leslie (1881) notes that "in 1643, Major-General Skoppon, for the Parliament, made Fillis Court House a strong and regular fort; the Thames was brought into the grafts round about it; cannon, and a considerable garrison of about 300 foot and a troop of horse, were placed in it, and this was rather done to watch the garrison of Greenlands, which, for a little fort, was made very strong for the king, and between these garrisons stood *Fawley Court*, miserably torn and plundered by each of them". In the summer of 1644 Fawley Court was reduced to ruins by artillery fire during the siege of Greenlands House (Buckinghamshire County Museum 2004).

Sir Bulstrode Whitelocke died in 1675, and four years later his son and heir Sir James Whitelocke sold Fawley Manor to Richard Stevens, presumably on behalf of William Freeman, who rebuilt Fawley Court in 1684.

William Freeman died in 1707, bequeathing Fawley Manor to his nephew John Cook, who was took the name of Freeman. Fawley continued in John Freeman's family, passing in 1821 to a grandson of his sister Mary, Admiral William Peere Williams, who in the following year assumed the surname and arms of Freeman. He died in 1832 and was succeeded by his grandson William Peere Williams-Freeman, High

Sheriff of Oxfordshire in 1838, who sold the Fawley estate in 1853 to Mr. Edward Mackenzie a Scottish banker and railway entrepreneur. He owned Fawley at his death in 1880, when his son and successor Mr. William Dalziel Mackenzie took possession (VCH 1908). William's son Major William Roderick Dalziel Mackenzie sold much of the Fawley estate in 1931-2 but remained ownership of the rest in 1952.

The Army during World War 2 requisitioned the house. It was designated an SOE Special Training School (54a) and was used by the Signals Section to train wireless operators. Most of the recruits trained at Fawley were women (Lord & Watson 2004). At the closure of the war in 1945 the estate was in a poor state.

In 1953 the Congregation of Marian Fathers purchased the house and surrounding park. This was used as a school, Divine Mercy College, for Polish boys. At its peak the school catered for 150 boys, aged 9 to 19, mostly the children of Poles displaced during the Second World War who had found refuge in Britain.

The school closed down in 1986 due to a lack of students of Polish origin, and the Marian Fathers converted Fawley Court into a 'Retreat and Conference Centre'.

Subsidiary Estates

Frankpledge

About 1234 Bartholomew de Sackville claimed the right of view of frankpledge in Fawley on the ground that it was included with all liberties in Earl Giffard's grant to his ancestor Herbrand and exercised by him and his successor, William de Sackville. The right had been in abeyance from the time that Earl Giffard's lands had been taken into the king's hands, and, although after the war the elder William Marshal had enforced the liberties of his fees, the younger William and Richard Marshal had not been able to secure those for Fawley owing to a claim by Fawkes de Breauté. In 1254 William de Valence (then overlord) was said to have the right of holding the view of frankpledge in Fawley, but before 1362 this was exercised by the lords of the manor. Reference to both courts leet and baron occur in 1833 (VCH 1908). A series of Court Rolls commencing with 1362 and extending with some gaps to 1479 are preserved in the British Museum. In 1379 the customary tenants paid a fine of £1 to the lord on the marriage of their daughters. In 1397 Bartholomew Shepherd, on his acceptance as a customary tenant of a messuage and half a virgate of land for seven years, paid a fine of six capons. In 1409 five places are named in the manor where the water was for the common use of the tenants, according to ancient custom, in addition to half the water at Bosmore. The right of the lord to a private way to the Thames for the watering of his horses is enforced. Frequent references to fishing rights in the Thames occur from 1560 (VCH 1908).

Bosmere

A hide of land in Fawley called Bosmere Manor, Bosmere or Bosmore was held in the 15th century as a knight's fee, of Fawley Manor, for 31s. 3½d. with suit of court and all services. Towards the end of the 13th century Henry Mimeau granted Bosmere Manor to Ellis de Whitfield, father of John de Whitfield, who, or his son (living in

1347), married the widow of Thomas de Sackville of Fawley Manor. The elder John de Whitfield conveyed the manor, possibly in settlement, to his nephew Vaal about 1312.

Sir Baldwin Berford, kt., and Edmund Stretley held Bosmere in 1397, and had been succeeded by Dame Elizabeth Berford and Edward Stretley in 1410 and by John Barght and John Stretley in 1455. About 1532 the representative of the Stretley family mortgaged his half of Bosmere to John Williams, who five years later sold it to John Doyley. About thirty years afterwards the younger John Doyley acquired the other half of Bosmere from Edward Barrow, to whom lands belonging to Sir Maurice Barrow (Barough) had descended. Before 1659 it had passed to Robert Weedon, who died in that year. His only son and heir Robert was elected sheriff for the county in 1700. Thomas Weedon, probably his son, is recorded as owning Bosmere Manor in 1704 and 1712, and his widow sold it in 1721 to John Freeman, lord of Fawley. Bosmore, as it is now called, has since remained part of the Fawley estate (VCH 1908).

Mouseholes

Two hides of land in Fawley called Mouseholes (Moulsoys or Molsholes,) were held in free tenancy of Fawley Manor in 1455 by Thomas Stonor for a yearly rent of £2 16s. 8d., with suit of court and all services. In 1482 this estate was returned as held of Eleanor Lady Scrope of Hambleton Manor. It remained in the Stonor family, and was thought to be probably still owned by their representative Ralph fifth Lord Camoys in 1908.

4.2 Cartographic Evidence

The earliest map consulted was that published by John Speed in 1620 (Fig. 2). Although this map does not show Fawley Court as a building it does appear to show the area where Fawley Court is built is in Oxfordshire and not Buckinghamshire.

Speed's maps have been noted to contain some inaccuracies, but William Hole's map of 1637 also shows the area of Fawley Court in Oxfordshire. This may indicate that Fawley Court was originally in Oxfordshire, however, it should be noted that both mapmakers drew on the work of earlier cartographers such as Christopher Saxton (c. 1540-1610).

Saxton's survey (1574) of England for Lord Burghley was completed in 8 years and may well have contained some inaccuracies. These inaccuracies could easily have been copied by Speed and Hole.

Peter Van Den Keere's map of 1662 was produced at too small a scale to accurately depict the boundary between the two counties. John Seller's map of 1701 shows the area of Fawley Court estate clearly in Buckinghamshire, although it does not show the house itself (Fig. 3).

Thomas Jeffrey's map of 1720 is the first produced at a fine enough scale to accurately depict the house and estate of Fawley Court.



Figure 2. John Speed's Map of 1620



Figure 3. John Seller's Map 1701

Jeffrey's map shows a long inlet from the river that ran in a straight-arm west from just south of Temple Island, turning south to continue more or less straight towards the house, but stopping just short of it. This inlet is also depicted on Fulljames' map of 1796 and Byrant's map of 1825. Here the western arm from Temple Island appears to be more curving. It also appears wider and apparently joins with a smaller stream near to the point where it turns south towards the house.

The Fawley Tithe Map of 1841 depicts what appears to be an artificial channel very similar to that seen on the earlier maps. It is noted as being called "New River" and terminates at a fishpond. A series of drainage ditches are also evident and join with this inlet. One major difference is the earlier maps show this channel terminating to the northwest of the house. This gives the appearance that the loop created is much broader than that depicted in 1841 with the inlet terminating to the north east of the house.

The question over the identity of the inlet and the "New River" was solved when a copy of the Estate Map for 1783 was consulted. Both are shown as separate entities. The course of the inlet may have been slightly changed during Brown's landscaping as the line is different to that of Rocque's map of 1762.

The Ordnance Survey (OS) map of 1881 shows the inlet channel to be the same as depicted on the Fawley Tithe Map of 1841. The small stream seen on Bryants map is also depicted; however, it joins into the network of drains to the north and west of what appears to be the main inlet from the river and at a different bend to that of the southern arm.

It is possible that the route of this inlet was altered between 1825 and 1841. This would place its line to the east of the lime avenue that was planted in the 19th century (English Heritage 2000). It is possible to speculate that the planning of this avenue and its vista required the moving of the channel and associated fishing ponds. This may indeed be the reason for the name "New River" on the 1841 Tithe Map.

The OS map of 1881 shows the water meadows to the east of the house as open all the way to the river. By 1919 there appears to be a little more planting in this area, of course this could simply be stylistic by the surveyor. The OS map of 1922 shows a new canal cut from the river leading directly towards the house with an avenue of trees. This map also shows two smaller meadows created by enclosing areas to the south of the new canal and bordering the river.

A small circular plantation is noted on the Fawley Tithe Map of 1841 to the northeast of the house on the boundary of the water meadow and the grassland to the north, next to the river. This is still visible on the first edition OS map of 1881, but by 1919 it has been extended along the river, both north and south. This is probably to form a screen so as to obscure the view of Remenham. The more "rural" view to the south of Remenham was left unobstructed.

An estate map of 1763 exists, but so far has been unavailable for view.

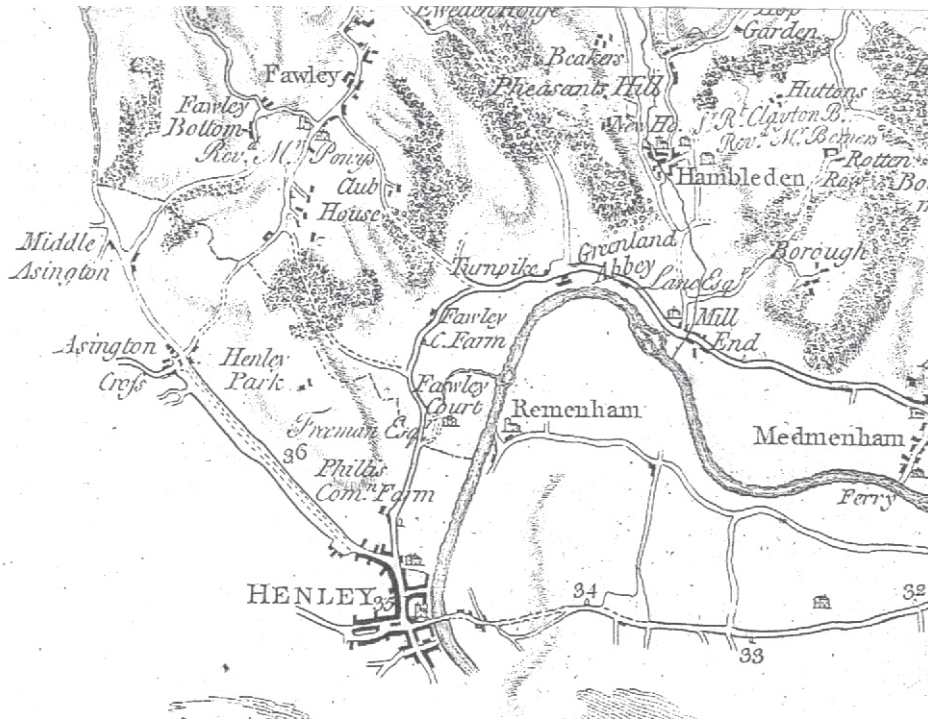


Figure 4. Jeffrey's Map 1720

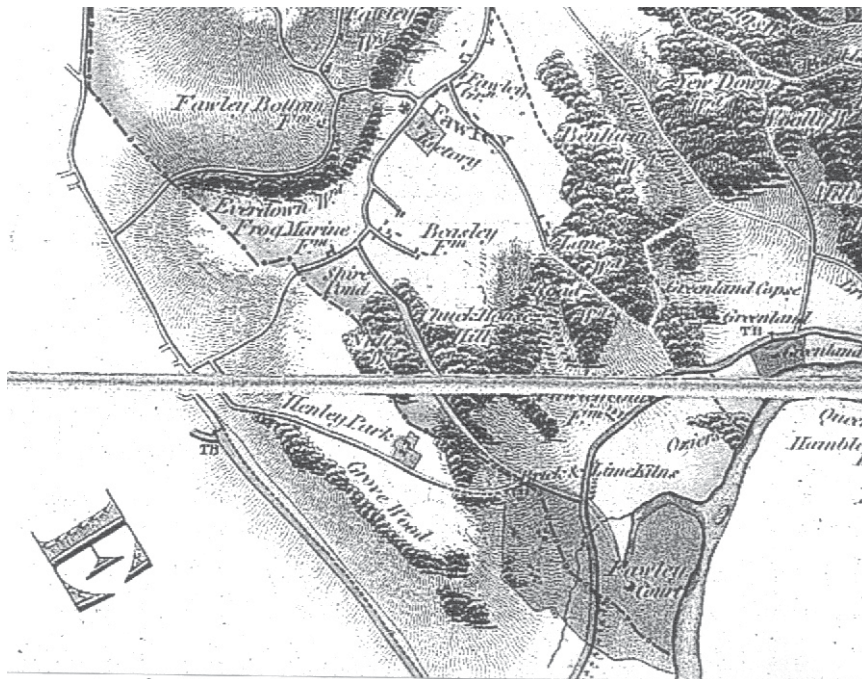


Figure 5. Bryant's Map 1825

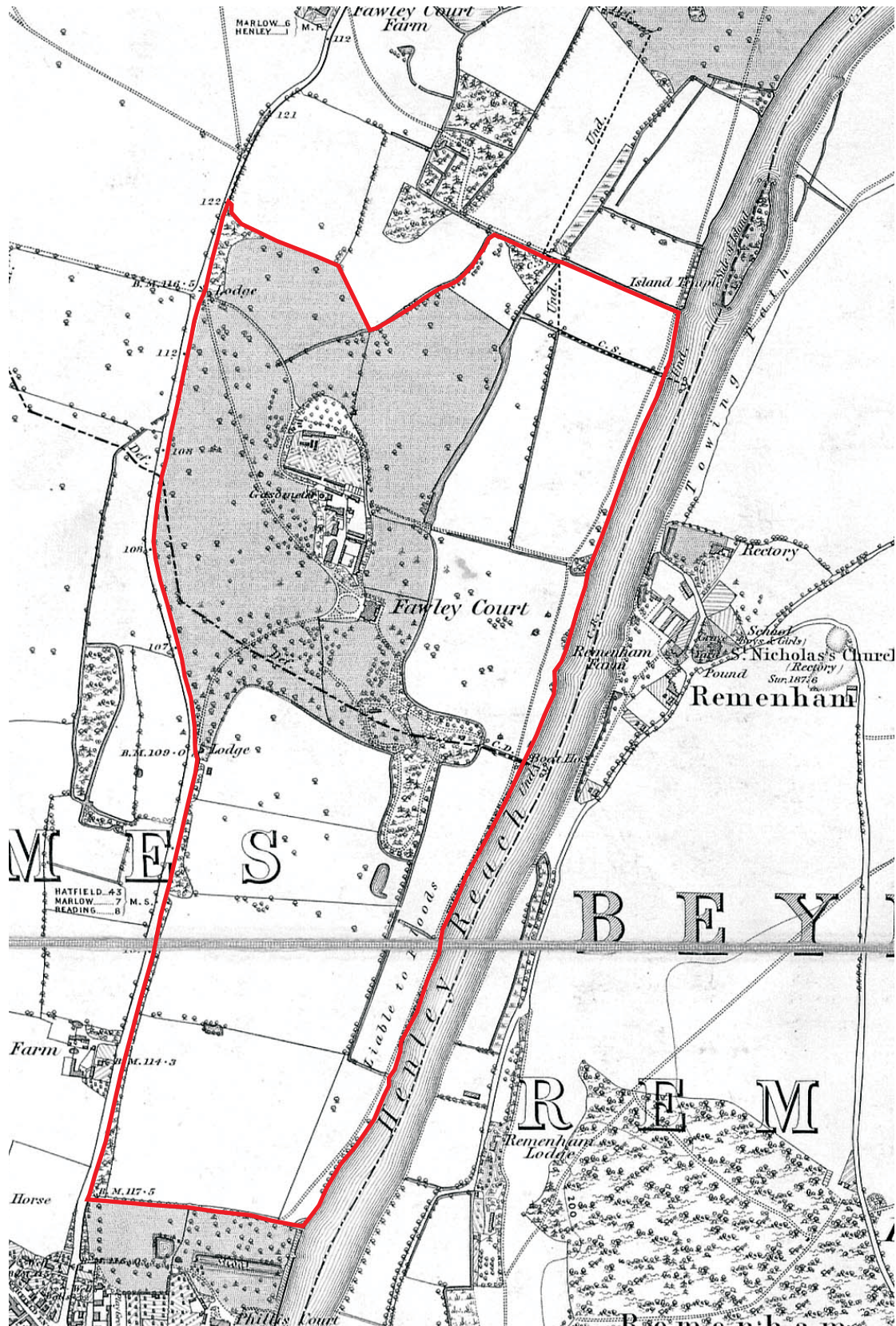


Figure 6. OS 6" Map 1881

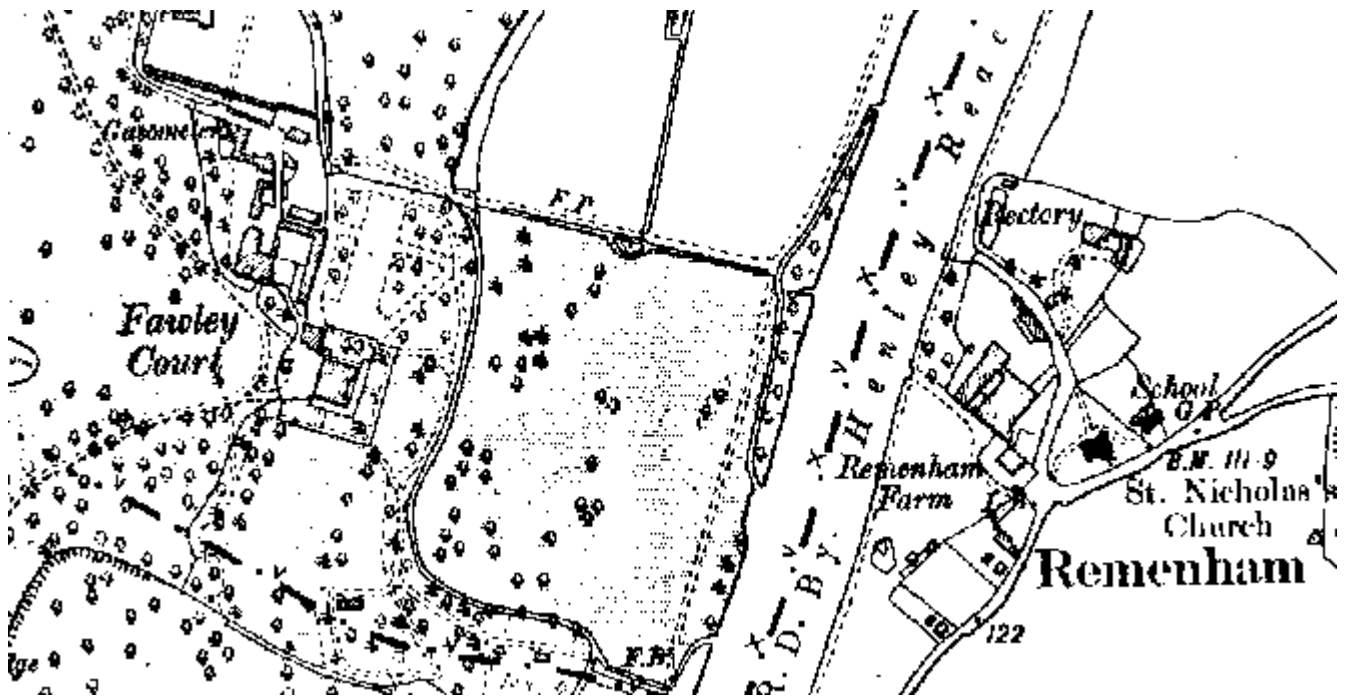


Figure 7. OS 6" MAP 1919 (Buckinghamshire)

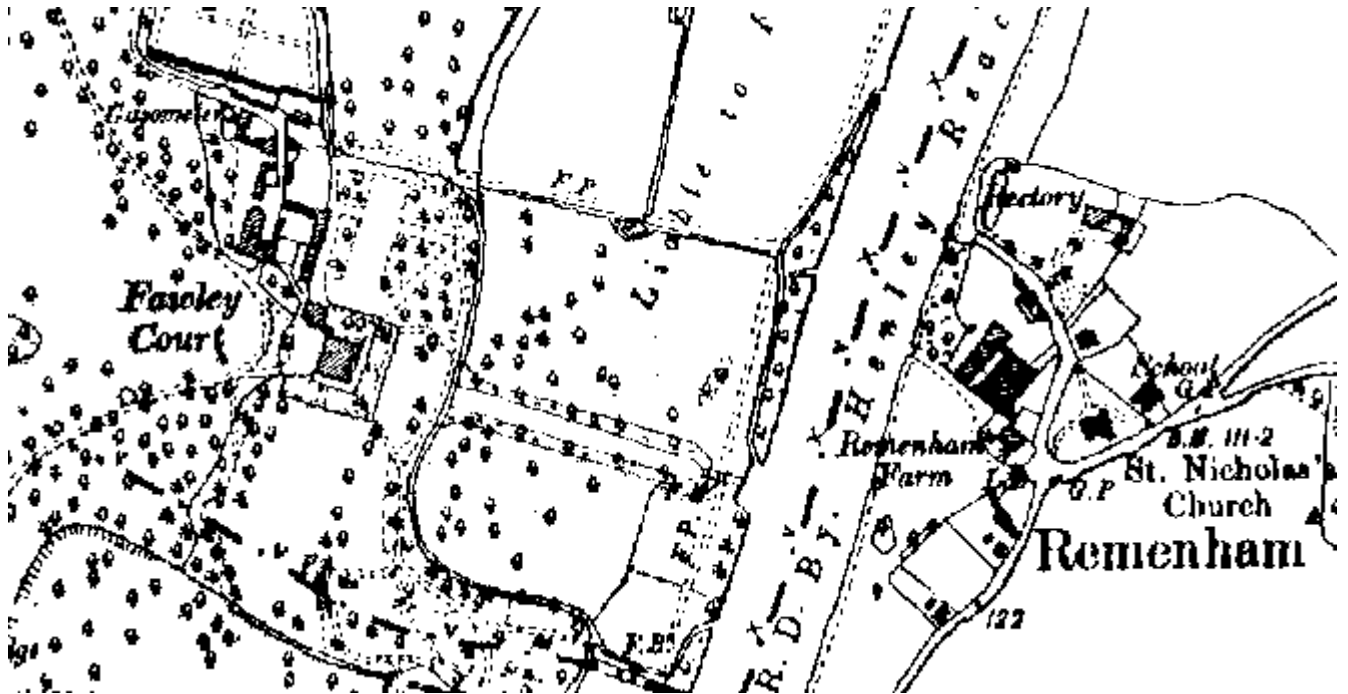


Figure 8. OS 6" MAP 1922 (Oxfordshire)

4.3 Known Archaeological Sites

A study of all known archaeological sites in Buckinghamshire within 500m has been carried out; these have been listed by chronological period.

Prehistoric (Figure 9)

1. Flint Scatter (SU 7650 8477 – 7661 8474). A topsoil scatter of 125 worked flint artefacts, with a date range from the Mesolithic to Bronze Age. Artefacts include microliths, blades, flakes, cores and scrapers. Also found in the subsoil was possible Neolithic/Bronze Age pottery (County HER Record: CASS 05313).
2. Flint Scatter (SU 7661 8474 – 7676 8471). A topsoil scatter of 227 worked flint artefacts, with a date range from the Mesolithic to Bronze Age. Artefacts include microliths and a leaf shaped arrowhead (CASS 05313).
3. Ditch or palaeo-channel (SU 7678 8470). Located during work on the British Gas Nuffield to Ascot pipeline. Cut into the natural geology of the area and filled with peat, it was up to 2.6m wide and 3.5m deep. At least four layers of peat present; the earliest contained a microlith while the third layer contained fragments of Iron Age pottery (CASS 05313).

The site lies close to the banks of the river Thames, an area well known for archaeological finds. Flint artefacts of the Lower Palaeolithic (500000BC to 150000BC) and Neolithic (4000BC to 2200BC) have been found within and in close proximity to the Thames (JMHS 2003).

Roman

No artefacts or remains from this period are recorded to have been located within the study area.

Anglo-Saxon

No artefacts or remains from this period are recorded to have been located within the study area.

Medieval (Figure 9)

4. Doorway (SU 76496 84279). A 12th century Norman doorway, brought from a house in Henley, has been rebuilt into the Dairy building (CASS 01939).

Post-medieval (Figure 9)

5. Bank and ditch (SU 7624 8470 – 7617 8430). It runs parallel to and immediately east of the A4155. This probably represents the estate boundary or the boundary of the Deer park. Lack of mention in the Fawley's manorial history suggests the deer park is not medieval, but presumably predates the Civil War (CASS 4537). It is possible that this banks dates to the Brown period (English Heritage 2000).

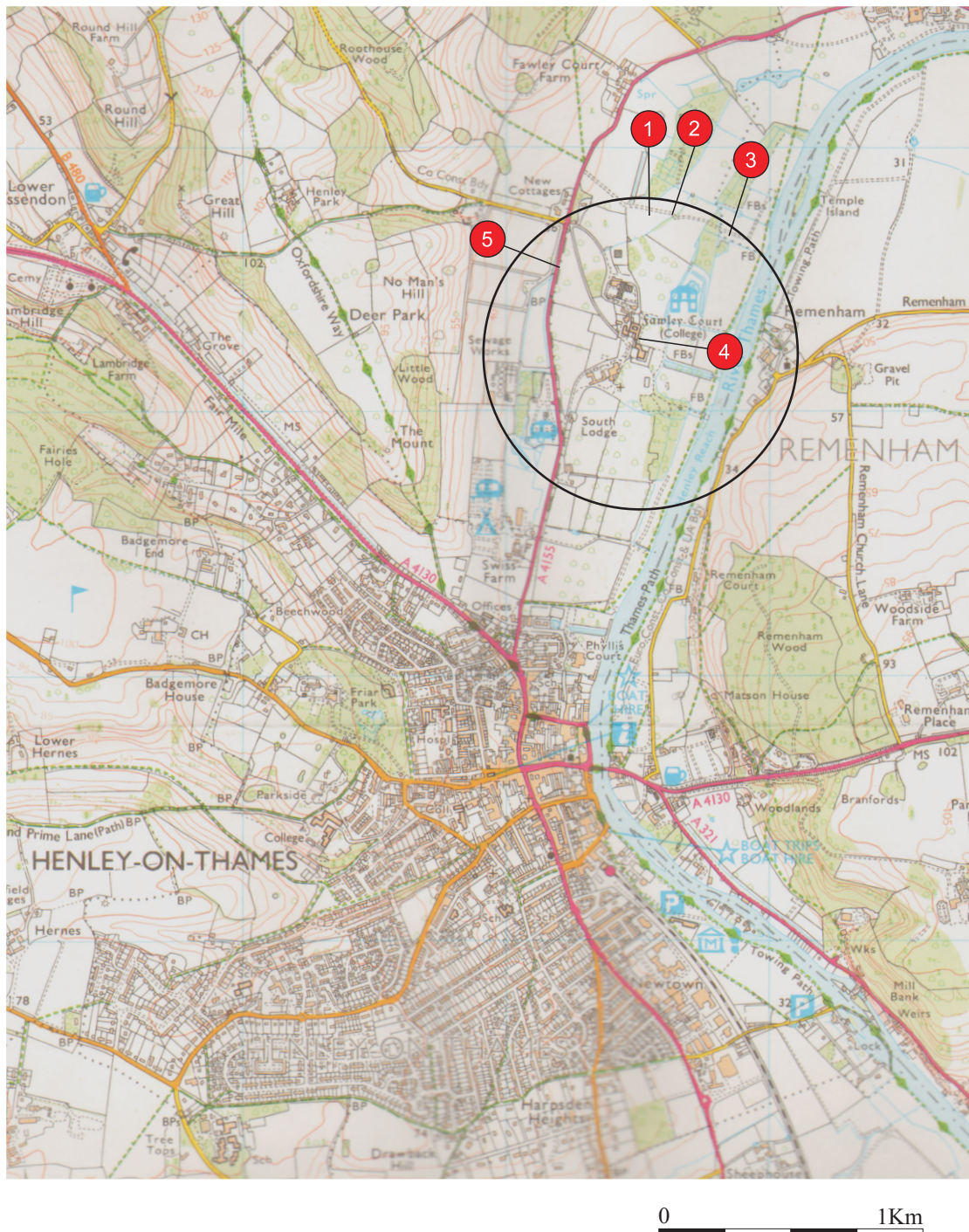


Figure 9. Archaeological sites

4.4 Listed Buildings and Gardens (Figure 10)

A study of all listed buildings, structures, parks and gardens within 500m has been carried out producing the following results

Buildings

6. Fawley Court (SU 76519 84210) Grade I listed. Built in 1684 for John Freeman from a design reputedly by Sir C. Wren, although there is no direct evidence for this (Tyack 1982). A later inscription above the door read "WREN FECIT 1684AD". It was externally refurbished and extended to the northwest in 1884 for the Mackenzie family.

The main building is an H-plan and two storeys high, with basement and attic. It is of red brick with tuck-pointing and ashlar dressings. Has moulded wooden eaves cornice with carved scroll medallions and a later rendered parapet above. There is a hipped slate roof with brick chimneys.

The northwest front has five central bays recessed with a late 18th century to early 19th century single storey entrance loggia. This has an Ionic stone colonnade, entablature and balustrade. The central door has a stone door case with Roman Doric pilasters (CASS 01939).

7. Lodge House (SU 76260 84718) Grade II listed. It was built c.1814-1821 for Strickland Freeman. It is whitewashed render with a slate roof, one storey high with three bays. Its associated gates and railings (SU 76272 84711) are also Grade II listed. These are of wrought iron and constructed c.1880. Four gate piers with scrolled panels, one with stags head crest of the McKenzie family (CASS 01939).

8. South Lodge (SU 76249 83985) Grade II listed. A late 18th century single storey building of rendered brick with a slate roof (CASS 01939).

9. Barn (SU 76450 84300) Grade II listed. Barn altered c.1770 to a Menagerie with later subdivision into stables and storage space. It is a long single storey building with an apse at the north end. It is chequer brick, whitewashed at the southern end with the remainder showing traces of colourwash. It has flat eaves with a hipped slate roof and unusual shallow trusses designed to cover a wide span with only short timbers (Harris & Robinson 1984). There are attached 20th century sheds (CASS 01939).

10. Chapel (SU 76496 84279) Grade II listed. It is now a disused chapel that was formerly a dairy. Built in the late 18th or early 19th century with a reset 12th century doorway taken from Hart Street, Henley-on-Thames. It is built of knapped flint, mostly roughcast and colourwashed to the south side and rear. It has a hipped slate roof (CASS 01939).

11. Pavilion (SU 76448 84388) Grade II listed. A house incorporating a small octagonal pavilion that was at one time used as the estate office. The building also incorporates a former schoolroom. The single storey pavilion is late 18th century, roughcast and whitewashed, with moulded wooden eaves, a slate roof and brick

chimney. Attached to the north is a small single-storey 19th century link wing and early 19th century school, both of whitewashed brick with slate roofs.

Parks and Gardens

12. Fawley Court gardens (SU7641 8403). Listed grade II* (GD 1353). An early 18th century garden and pleasure grounds surrounding the 1680's house. Lancelot "Capability" Brown landscaped the park in the 1770's, and there has been 19th and 20th century additions and planting (CASS 01939).

The Gardens lie to the north, south and east of the house. Two formal concentric terraces (listed grade II) flank the house to the south and east. The upper, stone-paved terrace may be a late 19th century reworking of a 1730's structure; the lower, grassed terrace is edged with path. Each terrace is edged with a late 19th century stone balustrade (listed grade II). A large terrace flanks the north front at a lower level than the other two.

South of the house is an open lawn, bounded on its southern side by a ha-ha. West of this lawn are ornamental trees and shrubs. East of the house a flat lawn leads to a c. 1920 rectangular canal extending 100m towards the river, flanked by an avenue of holm oaks, with water meadows beyond this. North of the terrace is a late 19th century ornamental plantation of Cypresses, designed to frame the view north across the northern park to the hills beyond. The view north-east towards Temple Island was in 1997 obscured by trees (English Heritage 2000).

The park surrounds the house and pleasure grounds. It was created from the drained flood meadow and is now pasture. To the west of the house the lawn has scattered trees planted in the 19th or 20th century as well as some 18th century trees including at least six London Planes. The 18th century planting was simple open order so as not to obstruct views.

A walled 0.5ha kitchen garden lies in the parkland 100m north-west of the house, separated by service yards and buildings. The bottom half of the walls are of flint and the top brick. None of the interior structure survives, and it now houses a garden centre. The adjacent ground is used for storage and car parking (English Heritage 2000).

The north park, to the north of the walled garden contains late 19th century planting including a lime avenue on an axis with the north front of the house. A series of open 19th century drains, c.10m wide are visible in the north-east section. The south park does not seem to have been part of the park until the late 19th century when the avenue of formally planted clumps of London Planes was established (OS map 1881). Views of the river from the north and south parks have been partly obscured by woody growth on the water meadows.

Water meadows divide the park from the river. The brush and young plantations growing here restrict views to and from the site and the river, especially those of Temple Island.

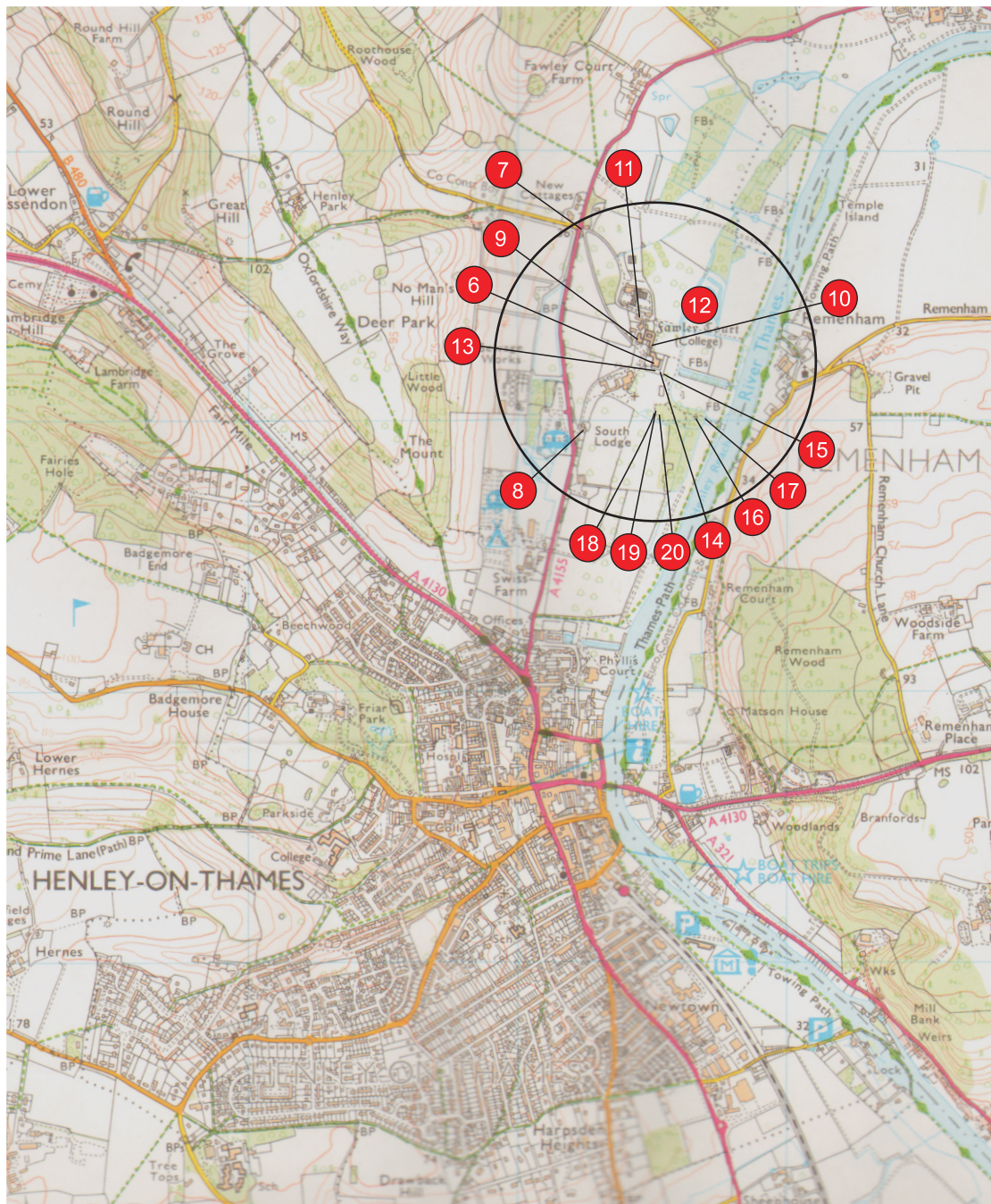


Figure 10. Listed Buildings and Structures
21

Structures and Garden Features

13. Balustrade and gates (SU 76480 84220) Grade II listed. Late 19th century stone balustrade and craved stone gate piers (CASS 01939).
14. Ornamental Terrace (SU 76532 84187) Grade II listed. Late 19th century brick retaining walls with stone base, coping and piers (CASS 01939).
15. Ornamental Terrace (SU 76543 84166) Grade II listed. A probable 19th century stone balustrade with steps and piers (CASS 01939).
16. Garden Folly (SU 7667 8401) Grade II listed. It is a garden folly in the form of a ruin with domed grotto. Built in the mid 18th century for John Freeman (CASS 01939).
17. Bridge (SU 76704 84008) Grade II listed. A small mid 18th century covered bridge and gateway forming a garden feature. It is built of flint and stucco with some stone dressing in a mannerist style (CASS 01939).
18. Urn (SU 76584 84020) Grade II listed. A mid 18th century stone garden urn on a rectangular pedistal with a moulded base and cornice (CASS 01939).
19. Statue (SU 76560 84050) Grade II listed. An 18th century stone garden ornament. On top of a pedestal are four carved scrolls with lion's heads supporting a cushion draped with lion skins (CASS 01939).
20. Sundial (SU 76550 84060) Grade II listed. A mid 18th century sundial. It comprises a carved winged figure of Father Time, partly draped, kneeling and holding the sundial (CASS 01939).

4.5 Documentary Evidence

Documents and Papers

Buckinghamshire County Record Office holds the Fawley Court Estate Records. These were deposited here from the Mackenzie estate and consist of 1299 records. Each record contains multiple documents, with some descriptions given as box of papers or bag of letters, deeds etc.

Manorial rolls are held from 1355 onwards, even though there are numerous references stating that these were destroyed by "out of control" Royalist troops during the Civil War (HER: CASS 01939).

Leases are held from 1579 onwards along with other estate papers and correspondence, diaries and accounts from 1840 onwards, including Fawley Bottom Farm letting deeds and agreements from 1847.

Deeds show that when John Freeman died in 1752 his son Sambrooke enlarged the

estate considerably, including in the 1760's buying the manors of Remenham, east of the river and Phyllis Court and Henley Park south and west of Fawley Court respectively.

Papers dated 1679 record the recovery of estate lands in Henley. Other property belonging to the estate is also recorded in Henley including a malthouse in Bell Street in 1708. Further properties are also recorded in Bell Street in 1828 and pasture land at Henley in 1870.

The Gloucestershire Record Office holds a collection known as the Strickland Papers that contain documents related to Fawley Court from the early-mid 18th century onwards.

Paintings, Prints and Photographs

Fawley Court has also been the subject of several paintings and works of art. The earliest known of which dates from the late 18th century.

Farrington and Stadler engraving of Fawley Court and Henley was published in 1794 (originally published in Boydell's "History of the River Thames"). It depicts the estate looking south from above Temple Island towards Henley. It shows the building in red brick, any outbuildings have been omitted or are obscured by trees. There is no representation of the river inlet seen on Jeffrey's map, but some drains are visible as recorded on the 1881 OS map. The north and south avenues of trees are not present. This engraving shows clumps of trees a style associated with "Capability" Brown (Tyack 1982), and was produced some twenty years after his work.



Figure 11. Farrington and Stadler engraving of Fawley Court in 1794

J.P. Neale's (1780-1847) study of Fawley Court shows the house rendered and whitewashed c.1826. The perspective of this work is a little inaccurate as the southern front of the house is depicted facing the river and the areas to the north and south of the house appear to be heavily wooded, while the lawn and meadow between the house and river are completely open.

A contemporary study by J. Buckler, painted in 1826, shows the house with a more realistic view. The areas to the east and north of the house have clumps of trees as depicted in the 1794 work. Also depicted in this study is the covered bridge, this is not seen in Neale's work.

The changes to the visage of the house between the 1794 print and the works of 1826 correspond to the extensive building projects undertaken by Strickland Freeman between 1782 and 1821 (Tyack 1982).

The aerial photographs consulted in general did not reveal any possible features within the estate. Photograph 60 89 002 (1989), however, did show what appeared to be a series of square or rectangular marks in the grass at the very southern end of the estate, at the end of the tree avenue. These could represent earlier field divisions or perhaps garden features. These features do not appear on any map consulted (see section 7.2)

4.6 Historic Landscape Characterisation

At the start of this study JMHS were unaware that Dr Sarah Rutherford had been commissioned to conduct Historic Landscape Analysis. It was not until work was in progress that this became evident. This section has subsequently been omitted and sections 4.1 – 4.5 edited heavily to reduce the amount of duplicated information.

5 DISCUSSION

The area of Fawley Court is situated on an "island" of gravel terracing surrounded by alluvial deposits. The potential for relict channels of the river to survive has been noted as well as well-stratified and datable peat layers.

Such an area would be an ideal site for settlement or season activity associated with the river. Artefacts from the Mesolithic to the Iron Age in the area testify to the continued use for resource exploitation: hunting, fishing, fowling gathering plants and water.

Although no artefacts or remains of Roman or Saxon date have been recorded in the area the area would still seem favourable for season use as had occurred in the prehistoric period.

Fawley Court has traditionally been considered the site of the manor house since the days of Walter Giffard. There is no reason that this is not the case, however the distance of Fawley Court from the Church and hamlet of Fawley does question this assumption.

The last reference to the Talbot's interest in Fawley occurred in 1507. The Rokes family held the manor at this time, it is possible to speculate that as a result and with increased ambitions there was a shift to a new building at Fawley Court. Perhaps this move was also associated with a downsizing of the household.

Also of note regarding the original location of the manor house is the apparent county boundary noted in 1620 on John Speed's map (section 4.2). If the area of the estate was outside of Buckinghamshire it would unlikely to have been part of Fawley parish and unlikely to be the location of the original manor house.

Medieval manor houses, especially smaller ones, are often situated in close proximity to the local church. The manor of Fawley appears from the records to have always been a sparsely populated rural one. In 1798 the *Posse Comitatus* listed 62 men between the ages of 16 and 60 and the census of 1801 gives the population of the parish as 181.

Fawley House now occupies the most obvious position for the location of the medieval manor house. This house is Georgian but later re-fronted in the 20th century (Pevsner & Williamson 1994). It was built as the rectory to the church, which underwent major alterations in 1748.

The earliest mention of Fawley Court is in 1617 when Sir James Whitelock purchased it from Sir William Alford, and spent the following summer "mending and repairing the house". The fact the house was in disrepair indicates that it was already an aging structure in 1617.

In 1634 Sir Bulstrode Whitelock pulled down the first banqueting house and "built another higher up". It is not clear if this reference is referring to the hall being built on higher ground away from the river or that it was a far taller building. No remains of this building are now traceable, but a field called "Banqueting field" adjoins the park. It is possible that this field could be the site of Whitelock's Banqueting hall; however it could also be called this for a possible use during "tented garden parties".

The fact that just the banqueting house is moved would suggest that Fawley Court originally consisted of a range of buildings. This would be typical of most medieval houses, however the way in which these elements were arranged and used change over time. By the 16th century the manorial household was shrinking and this is echoed in building design (Girouard 1978).

There are two vaulted rooms in the basement. These may represent remains of the earlier manor house destroyed in the Civil War, although they are likely to be contemporary with the main building (VCH 1925, 37). A detailed Historic Building Survey of this part of the house may reveal the date of construction.

The access ways to Fawley Court appear to have been altered by Brown. The estate map of 1783 is significantly different to that of Rocques (twenty years earlier (Fig. 12). There is a distinct "horse-shoe" shaped driveway in 1783, but what appears to be a doglegged access way to the northern side of the house in 1762. The tree-lined vista

to the west appears open with not access to the road. The northern route would be practical, as a new arrival would first pass the stables before proceeding to the house.

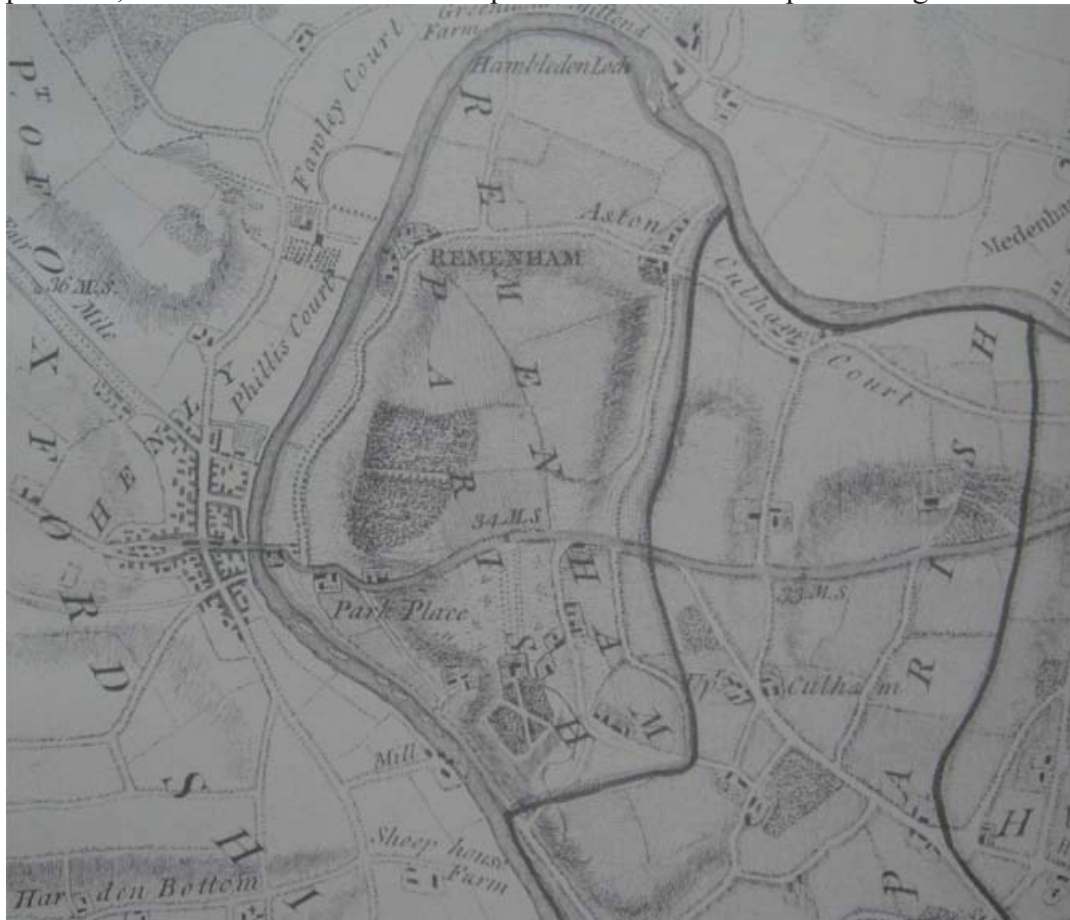


Figure 12. Rocque's Map 1762

The doglegged driveway appears to continue past the house and onto the river; it is possible that a ferry point existed to Remenham here.

Rocque's map of 1762 shows the inlet from the river forming a near perfect U shape with the southern side shorter and the river to the "open top" end. It is possible that this could represent the moat of an earlier defended manor house. Phillis Court was defended by a moat in the Civil War (Buckinghamshire County Museum 2004). Pre-Civil War maps are not of a sufficient scale to confirm the presence of the inlet.

In 1642 Fawley Court was rendered unfit for habitation by Royalist soldiers, under Sir John Byron. Phillis Court was fortified by Major-General Skoppon in 1643 against the Royalist fortification of Greenlands to the north. Fawley appears to have become the area of no-mans land between the two factions. In the summer of 1644 Fawley Court was reduced to ruins by artillery fire during the siege of Greenlands House (Buckinghamshire County Museum 2004).

The fact that Fawley Court came under artillery fire from Greenlands must indicate the presence of Parliamentary forces in the area. It is likely that they were using Fawley Court as a staging point of the siege.

Leslie (1881) notes that “the Thames was brought into the grafts round about” Phillis Court. It is possible that this could refer in part to the inlet, forming part of a defensive cordon. Rocque’s map shows it continuous on the side facing Greenlands with a curve to the west to protect the flank from attack, the open side facing back to Phillis Court.

At this point Greenlands is still approximately 1km away. Although there is evidence for artillery in the Parliamentary garrison of Phillis Court the exact deployment is unknown. The relatively short ranges (500m) of Demi-Cannon and Culverins could point to this feature being used defensively to prevent counter attack, not to directly bombard Greenlands. Pushing the garrison north to Fawley Court to control the Road and possibly ferry point from Remenham would leave the head quarters at Phillis Court out of the combat area.

Experimental research with Sakers has shown that their range could be up to 1000m (Hall 1952). The placement of such ordnance here would be at its extreme range for bombardment.

Tyack (1982) shows a plan of Fawley Court that indicated formal laid gardens and a bowling green (1763). Contemporary engravings of similarly sized mansions show garden features including parterres, groves and geometrical avenues and tree lines. These areas are now under lawns, but there is the possibility that planting pits and beds could be archaeological located and recorded should restoration be required.

On a wider scale there is also the potential for landscaped garden features to survive. These include driveways, paths, water features, ornamental canals, remains of architectural garden ornaments, planting pits for trees, shrubbery beds and other horticultural features.

Landscape work by “Capability” Brown at Wotton House, Buckinghamshire noticeably sealed earlier ground surfaces and landscape features (JMHS 2007). The creation of banks and raised areas simply saw the area built up with no “demolition or levelling” prior to work. Although major alterations have been noted, no exact record exists of what took place. Therefore it is likely that Brown’s work at Fawley Court had little impact on buried archaeological remains, no more than general estate management works.

John Freeman collected classical works of art and in 1719 he bought some of the Arundel Marbles and increased his collection over 20 years. Josceline Toynbee discovered a fragment of the frieze from the Great Altar of Pergamum, in a rockery at Fawley Court (J. Munby FSA *Pers. Comm.*).

In 1768 the Reading and Hatfield Turnpike trust was set up and the public road was moved further west away from the mansion. The earlier road may still survive under the west park.

There are references to later structures built on the site that no longer exist. A hothouse and a cowhouse were built between 1807 and 1816. These were constructed of brick. These bricks were made on the estate in a “cross-kiln”. This kiln was

probably situated to the north of the estate in an area recorded on the Tithe map of 1841 as “Brick Field”. This field may well sit on alluvial clay deposits and could have been the site of a quarry for the clay to make the bricks.

The late 19th century terracing surrounding the house may have impacted on earlier remains of previous buildings and certainly on previous garden layouts.

The SOE training facility does not appear in the CBA Defence of Britain Database (2006). This was obviously an oversight on the part of the volunteer run scheme.

6 CONCLUSION

6.1 Archaeology

It is the opinion of John Moore Heritage Services that there is a potential for buried archaeological remains within the estate.

There is a high potential for archaeological remains relating to the prehistoric periods within the entire area of the estate. Artefacts dating from the Mesolithic, through the Neolithic, Bronze Age and into the Iron Age show a continued use of the river. While this use is unlikely to be associated with immediate settlements there remains a potential for seasonal camps to exploit the natural resources of the river: hunting, fishing, fowling gathering plants and water.

A palaeo-channel was located by previous work in the area and there is the potential for further palaeo-channels of the river to be preserved. Peat deposits dating from the Mesolithic period onwards have been recorded. Any examination of further samples could provide data to reconstruct past environments, as well as giving indications of land use and biodiversity.

There is a high potential for archaeological remains of the post-medieval period to be present in the areas of open ground surrounding the house and outbuildings. It is likely that remains of the earlier late-medieval manor house and associated buildings are located in this area. There is also a possibility of remains associated with structures of the early medieval manor house.

There is high potential for remains or artefacts dated to the Civil War period to be located on the estate, possibly concentrated to the north east of the house in the area of the inlet.

It is possible, although extremely unlikely that artefacts and fragments related to classical statues and architecture may be buried on the estate. This is considered a very low potential.

As part of planning applications for any new build or significant alterations within the estate evaluation by trial trenching will be required as part of the planning process. This trial trenching is likely to be part of a staged programme of works that may lead to area excavations, or watching brief, or refusal if remains encountered are

considered to be of significance.

Any work involving the upgrading of services would benefit from a watching brief being in place while work is carried out in order to record any buried archaeological remains. Demolition of the 20th century buildings may require recording. A watching brief should be in place during clearance of the slabs as this may expose earlier garden features relating to the pleasure garden.

There is also medium to high potential for remains associated with previous garden layouts, including paths, ornaments and horticultural features. An initial detailed walkover survey to assess this potential is recommended. Depending on results this could be followed up by earthwork surveys and perhaps limited trial trenches.

Potential restoration of earlier garden layouts may benefit from geophysical survey to help locate earlier structures, planting beds and drains.

6.2 Heritage Management

The listed buildings and structures of the estate are legally protected. The House is grade I and all other listed structures grade II. Any demolition work or changes both internal and external must first receive listed buildings consent from the local authority and in some cases the Secretary of State. Special regard must be paid to preserve the buildings' setting. It is an offence to conduct such work without listed building consent and the penalty can be a fine of unlimited amount or up to twelve months' imprisonment, or both.

If an application for listed building consent is refused by the local planning authority, or granted subject to conditions the applicant has a right of appeal to the Secretary of State

Generally repairs do not require such consent unless the character of the build would be altered, however as the property is grade I listed advice should be sought from English Heritage before work commences.

The local authority has statutory powers to secure the preservation of such buildings that are falling into decay by neglect. This can include serving repair notices or urgent works notices.

A detailed Historic Building Survey of the vaulted rooms in the basement would be essential in understanding the architectural history of the house and answer the question of whether these are part of the earlier manor complex.

It is believed that the World War 2 era buildings are scheduled for demolition. As a minimum a photographic record should be made prior to work being carried out. It is possible that War Time plans of these buildings exist in The National Archives of the United Kingdom. Any recording survey should be related to these plans, if they exist.

The parkland is grade II* listed under the 1983 Heritage Act, while this is similar to the listing of buildings there are no equivalent statutory powers or consent schemes

(English Heritage 2005). However, the register is a material consideration in the determination of planning applications and most development plans incorporate protection policies. It would be advisable to obtain advice from English Heritage and also from the Garden History Society.

The parkland forms the setting for the historic buildings. Many of the structures are integrally associated with the garden, which is designed to compliment the architecture. The buildings and their settings are considered as a whole in the planning process, this may affect any planned works on the gardens.

As part of the local authorities Conservation Area there are additional controls on demolition and restrictions on permitted developments. New developments must preserve or enhance the character or appearance of the area. Permission must also be sought for any work regarding trees.

6.3 Further Considerations

LIDAR has been suggested for use as a means of surveying the estate for slight earthwork features (Rutherford 2009). The Environment Agency has coverage of approximately 56% of the country at the moment and the data is commercially available. However the resolution ranges from 0.25m to 2m and so may not be fine enough to locate hollows associated with planting or other ephemeral garden features.

A request for archived LIDAR data coverage to the Environment Agency was made and the reply received on 27 July 2009. This stated that there is currently no coverage of the area, but there is the possibility to commission a new survey.

There is obvious potential for documentary research from the estate papers held in archive at the County Record Offices of Buckinghamshire and Gloucestershire. The scope of this work is far beyond the limits of this report.

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Wycombe Development Framework Adopted Core Strategy July 2008

7.2 Historic Maps Consulted

John Speed's Map 1620

William Hole's Map 1637

Peter Van Den Keere's Map 1662

John Seller's Map 1701

Thomas Jeffrey's Map 1720

John Rocque's Map 1762

Estate Map 1783 (Henley Museum)

Thomas Fulljames' Map of Desborough Hundred 1796

OSD 126 (series 82) Surveyors 2" Map 1809-10

Andrew Bryant's Map 1825

The Fawley Tithe Map 1841: AR79/82

The Hundred of Desborough Map 1847

Sidney Hall's Map 1858

First Edition OS 6" Map 1881 (Berkshire)

Second Edition OS 6" Map 1900 (Buckinghamshire)

OS 6" Map 1914 (Berkshire)

OS 6" Map 1919 (Buckinghamshire)

OS 6" Map 1922 (Oxfordshire)

OS 6" Map 1926 (Buckinghamshire)

7.3 Aerial Photographs Consulted

The follow photographs held by Buckinghamshire HER were consulted:

106G/UK/832 33SEP45 – 4016

106G/UK/832 33SEP45 – 4017

106G/UK/832 33SEP45 – 4018

RC8-HF 91 (1985)

RC8-HF 92 (1985)

60 89 002 (1989)

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BKS Air Survey (1992) – 580937

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BKS Air Survey (1992) – 580942

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7.4 Online Resources

CBA Defence of Britain Database 2006

<http://ads.ahds.ac.uk/catalogue/specColl/dob/overview.cfm>

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