

OXFORD HOUSE, AYLESBURY BUCKINGHAMSHIRE

Archive Report For:
Archaeological Trial Trench Evaluation

Prepared by

NETWORK ARCHAEOLOGY

For

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On Behalf of

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Non-Technical Summary

An archaeological trial trench evaluation was undertaken by Network Archaeology on land at Oxford House, Aylesbury, Buckinghamshire, during April and May 2023. The evaluation took place in advance of the proposed redevelopment of the site for residential dwellings.

Seventeen archaeological trenches were excavated across the planning application site (AS).

The evaluation was successful in identifying a small amount of archaeology across the AS, in the form of ditches and small pits. This activity was noted across the evaluated area of the AS.

The archaeological activity was largely undated except for a single feature which contained finds of 19th to 20th century date. The fills of the remaining features were similar to the dated example, and it is therefore likely that they represent activity of a contemporary date. The area of the AS was previously in use as agricultural land into the 20th century and the archaeological features probably relate to this activity.

The evaluation was also successful in highlight the considerable extent of previous groundworks on the site. Evidence from all the trenches indicated that the site had previously been excavated down to the level of the natural geology then reinstated and levelled with made ground probably comprising the previously excavated soils, mixed with rubble, hardcore and building debris. Most likely, this took place during the construction of the existing Oxford House building, its ancillary buildings and the associated grounds and landscaping.

1 Introduction

1.1 Purpose of this report

This report presents the results of a trial trench evaluation undertaken in advance of proposed development at Oxford House, Aylesbury, Buckinghamshire (NGR 481019 213421 Figure 1).

The evaluation comprised 17 trenches located across the planning application site (AS).

The purpose of the evaluation was to inform Buckinghamshire County Council Archaeology Service (BCAS) of the location, geoarchaeological context, extent, date, character, condition, significance, and quality of any surviving archaeological remains liable to be threatened by the proposed development and to inform the scope of archaeological investigation required in any mitigation of the construction impact.

1.2 Stakeholders

● Applicant	Pegasus Group Limited (Agent)
● Client	Ferndee Limited
● Principal Contractor	Intro Developments Ltd
● Archaeological Consultant	n/a
● Archaeological Contractor	Network Archaeology
● Planning Archaeologist	Buckinghamshire County Council Archaeology Service (BCAS)

1.3 Proposed development

The proposed development appears on Figure 3 and comprises:

- demolition of two existing buildings
- erection of 64 new residential dwellings
- residential refurbishment and conversion of the existing Oxford House; associated access, services, and landscaping

1.4 Baseline data

1.4.1 Location, Description and natural environment

- **Location:** The Application Site (AS) is located to the southwest of Aylesbury town centre, approximately 870m west-southwest of Aylesbury railway station and 925m southwest of St Marys Church (NGR 481019 213421) (Figure 1).
- **Works area description and landuse:** The AS occupies 2.41ha comprising ancillary buildings, carparking and open spaces surrounding Oxford House, which is to be



retained as part of the design. Approximately 1.81ha of the AS is developable. Trees are present within the AS, some of which are to be retained as part of the design (Figure 3).

- **Solid geology:** The British Geological Survey geology viewer (BGS) substantiated by borehole logs (Parsons 2020) records:
 - bedrock comprising Kimmeridge Clay formation
 - superficial geology consisting of sand and gravel River Terrace Deposits and fluvial sedimentary deposits (N.B., alluvium comprising clay silt, sand and gravel is recorded immediately north, west and east of the AS)
- **Soils:** These are recorded as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey (LandIS). Given the brownfield nature of the site, soils may be mixed or redeposited.
- **Ground level:** The topography of the AS is relatively flat at approximately 74m above Ordnance Datum (aOD).
- **Flooding:** The Bear Brook lies to the immediate southwest of the AS.

1.5 Location and description

The planning application for the proposed development was supported by an archaeological assessment (Avalon Heritage 2019) which assessed the known heritage assets and the potential effects of the proposed development on the historic environment.

Planning permission was granted in May 2020 (Planning reference 20/01660/APP) with section 28 of the permission stating;

“No development shall take place, unless authorised by the local planning authority, until the applicant, or their agents or successors in title, have undertaken archaeological evaluation in form of trial trenching in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. Where significant archaeological remains are confirmed, where practical, these will be preserved in situ, following further assessment where appropriate.

Where significant archaeological remains are confirmed, no development shall take place until the applicant, or their agents or successors in title, have provided an appropriate methodology for their preservation in situ which has been submitted by the applicant and approved by the planning authority.

Where archaeological remains are recorded by evaluation and are not of sufficient significance to warrant preservation in situ but are worthy of recording no development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation

which has been submitted by the applicant and approved by the planning authority.

The archaeological investigation should be undertaken by a professionally qualified archaeologist working to the agreed written scheme(s) of investigation which should be based on our on-line template briefs."

1.6 Archaeological context

This section provides an overview of the history and known heritage assets within 500m of the AS (HER Search Ref. 1409).

1.6.1 Previous works

An Archaeological Assessment identified no heritage assets within the boundaries of the AS (Avalon Heritage 2019).

1.6.2 Designated assets

No designated assets (such as Scheduled Monuments) are recorded within the AS or its immediate environs. Listed buildings are recorded over 500m to the northeast of the AS, and towards the centre of Aylesbury.

1.6.3 Archaeological and historical baseline data

The Buckinghamshire Historic Environment Record (see Appendix 5) does not record any entries for the AS but does record many entries within 500m of the AS boundary. Most significant of these are those entries which relate to archaeological investigations undertaken at Coldharbour Farm to the northwest of the AS. Multi-period archaeological features and deposits as well as artefacts were identified here including:

- 0562500000 Neolithic, Iron Age and Roman features and prehistoric, Roman, Saxon, medieval and post-medieval finds recovered in fieldwalking.
- 0562503000 Iron Age ditch and a pit, Roman hearth and prehistoric artefacts found during trial trenching.
- 0562504000 Early Neolithic pits, early and late Iron Age and Roman settlement found during excavations.
- 0562505000 A Neolithic pit found during an excavation.
- 0562506000 Early Iron Age Settlement, identified by trial trenching.
- 0562507000 Late Iron Age features associated with a field system and a round house, and Roman features identified during excavations (056208000).

Prehistoric (Palaeolithic to Iron Age)

There is limited evidence of Palaeolithic and Neolithic activity within Aylesbury apart from a few isolated finds such as a stone axe found at Thresher Road (HER 0445000000) and sporadic surface scatters noted as a result of archaeological investigations such as at Coldharbour Farm (HER 0562501000) located approximately 400m to the north-west of the AS where there is evidence of tree clearance around the site starting in the Neolithic period and continuing into the Iron Age.

Early Bronze Age occupation and activity is also scarce, with the focus of activity during this period thought to be south of the town along the Chiltern Scarp, although a Beaker burial (HER 0104700003) has previously been found at Berton.

Evidence of middle to late Bronze Age occupation has been identified at several sites in Walton where finds have included a large post-built double ringed structure, four circular post-built structures and a substantial amount of pottery in addition to a late Bronze Age cremation cemetery.

It is thought that during the later Bronze Age Aylesbury emerged as a new focal point in the landscape with some of the earliest domestic buildings in the county as well as evidence for ritual/ funerary activity.

Iron Age

During the Iron Age, the town was circled by a large ditch likely enclosing a hillfort with excavations at George Street along the projected line of these defences producing substantial amounts of Iron Age finds and fragments of human skull as well as features including a curving line of postholes that may have represented a structure. Associated settlement evidence was identified on the northern side of the hillfort.

A second Iron Age settlement, abandoned at the end of the Iron Age, has also been recorded at Coldharbour Farm where early Iron Age occupation, comprising small huts and enclosures were identified close to the brook. By the late Iron Age, settlement activity at Coldharbour Farm had become more intensive with a defined series of field systems, several post-built structures, and a roundhouse as well as possible flood defences.

Buckinghamshire Historic Environment Record (HER) records several Iron Age coins (MBC32048/41/39/37/33/32/20 and MBC3161/60/59/31762/58) being found within the vicinity of the AS.

Roman

Roman settlement and activity are well-attested in the wider area around Aylesbury, but there is limited evidence of Roman settlement within the area of the modern town.

The construction of Roman Akeman Street (modern A41) and its projected path through Aylesbury to the north of the Iron Age hillfort has been interpreted as a shift in focus towards the new road leading to a Roman settlement at Fleet Marston away from Aylesbury itself.

Buckinghamshire HER also records a number findspots of Roman metalwork (0193400000, 0291300000, 0181200000, 0153700000).

Early medieval and medieval

The name Aylesbury comes from the Old English “*Æglesburgh*” meaning “Fort of *Ægel*” (Key to English Place Names) and it is mentioned in the Anglo Saxon Chronicles as one of the towns taken by Cuthwulf in 571AD. The archaeological evidence suggests that the Iron Age hillfort, which had been disused since the Roman period, seems to have become a focus for settlement in the Saxon period.

Aylesbury is listed as a royal manor at the time of the Domesday survey, where it had a recorded population of 36 households, putting it in the largest 20% of settlements recorded in Domesday (Open Domesday).

The town had a mint from the 10th to 11th centuries AD and most likely a market (Chartered in the 16th century) whilst the original path of Akeman Street may have been altered during the Saxon period with the shift in focus from the Roman settlement at Fleet Marston to the Iron Age hillfort at Aylesbury and settlement at Walton. Evidence from Walton Court Vicarage suggests that the approximate course of the modern Walton Street was laid out by at least the 10th century AD.

Human remains considered to be of Saxon date have been discovered at numerous locations around Aylesbury, including the town centre and although no evidence of Saxon structures has been recorded in the town, occupation is suggested by residual pottery recovered from medieval pits. There appears to have been a shift in settlement away from the hillfort towards the marketplace in the late Saxon to early medieval periods.

Castle Street and Castle Fee suggests the presence of a castle although no documentary or archaeological evidence has been recovered to confirm this. During the medieval period Aylesbury contained two mills, several inns, two hospitals (including a leper hospital), a gaol as well as burgage plots laid out fronting onto the marketplace and routes into the town centre.

Post-medieval and early modern

The town played a large part in the English Civil War when it became a stronghold for the Parliamentary forces, like many market towns a nursing-ground of Puritan sentiment and in 1642 the Battle of Aylesbury was fought and won by the Parliamentarians.

It is believed that Aylesbury did not expand significantly after the medieval period, partly due to an absence of early industrialization. Cartographic evidence suggests that little expansion occurred until as late as the mid to late 19th century with the beginnings of growth along the main truck roads into the town whilst the creation of a new High Street as well as a new station also gave impetus to the growth of the town.

During the 19th century, the railways came to Aylesbury with the Aylesbury to Cheddington Railway opened in 1839.

The expansion of the town continued into the 20th century, and notably after the 1950s when Aylesbury became one of the many areas designated as a London overspill town and included a Further Education College was constructed in 1962.

Historical mapping

Cartographic evidence (Avalon Heritage 2019) suggests that up until the 1980s the AS lay in undeveloped land on the outskirts of Aylesbury.

Aerial photographs

The earliest available aerial photograph dates from 1945 (Google Earth) and shows the AS as an open field. The next image is dated 2003 and shows the Oxford House complex as extant.

1.6.4 Archaeological potential

The AS has the potential to contain archaeological remains dating from the prehistoric period up until at least the Roman period. This is particularly suggested by the proximity to the AS to the multi-period site at Coldharbour Farm (to the west) and an ancient routeway (Oxford Road) as well as by the location of the AS on a historic floodplain, the latter making it especially favourable to prehistoric settlement and activity.

Based on the desk-based assessment, the potential for archaeology by period has been determined (Table 1.1).

Table 1.1: Archaeological potential of the AS

Period	Potential
Prehistoric	Medium
Roman	Medium
Early medieval	Low to Medium
Medieval	Low to Medium
Post-medieval/Early Modern	Low to Medium
Modern	High

1.6.5 Survival

Due to the nature of buried archaeological remains, its location, extent and survival is uncertain. Archaeological remains may have been truncated by groundworks associated with the construction of the Oxford House complex.

1.7 Proposed archaeological works

1.7.1 Scope

The archaeological scope is:

- Archaeological trial trench evaluation, based on an approximate 4% sample of the developable area of the AS, equivalent to c.555 m².
- Reporting, including further research if appropriate, and
- Preparation and deposition of the project archive.

1.7.2 Purpose and aims

The primary purpose of the evaluation is to gather sufficient information in accordance with specifications laid out in the Solent Thames Research Framework (Oxford Archaeology).

The purpose of this work is to assist Aylesbury Vale District Council in determining whether further archaeological mitigation is required in the context of National Planning Policy Framework (NPPF).

The **general** aims of the evaluation are to:

- confirm the presence/absence, extent and depth of any surviving archaeological remains within the ICA;
- determine the nature, date, condition, state of preservation, complexity and significance of any archaeological remains;
- determine the likely range, quality and quantity of artefactual and environmental evident present;
- understand the impact of agricultural regimes on earlier activity;
- record the character of stratigraphy and examine the potential for cultural and environmental archaeological remains within and beneath the deposits, either as primary or secondary assemblages;
- sample appropriately for absolute dating in order to establish robust and secure chronostratigraphic frameworks;
- sample appropriately for paleoenvironmental assessment; and
- contribute to the delivery of the research objectives specified at 1.7.3

The **specific** aims of the evaluation are to identify and record any evidence relating to:

- Prehistoric activity.
- Roman activity.

1.7.3 Research frameworks and objectives

All archaeological work will consider existing and developing national and regional research frameworks from the surrounding regions (Historic England, 1991, 1997), primarily the Solent Thames Research Framework (Oxford Archaeology).

1.8 Methodology

1.8.1 Initial scheme

The evaluation was undertaken in accordance with the methodology laid out in section 2 of the written scheme of investigation (WSI) (Network Archaeology 2023) and considering existing and developing national and regional research frameworks from the surrounding regions (Historic England, 1991, 1997; Research Frameworks, 2021).

An initial 13 trenches were planned across the AS, comprising:

- 2 no. trenches measuring 50m x c.2m.
- 2 no. trenches measuring 30m x c.2m.
- 1 no. trench measuring 20m x c.2m.
- 7 no. trenches measuring 15m x c.2m
- 1 no. trench measuring 10m x c.2m

To preserve access to the site during the evaluation works, the AS was sub-divided into three discrete blocks or areas (red, green and blue), works occurring in each area in sequence. As this methodology was outlined in the project WSI (Network Archaeology 2023) the site subdivisions are shown here on Figure 3 and on subsequent figures.

The red and blue areas covered the northern and southern halves of the existing site carpark respectively, whilst the green area covered the existing tennis courts and landscaping to the south of the existing Oxford House building.

1.8.2 Change control

Owing to conditions on site (principally, access issues and the discovery of previously unknown service runs) the proposed trench plan was modified after the commencement of the works. The modifications involved the sub-division of some trenches (to leave live services in situ) and the relocation of others to avoid hazards. All changes were communicated to BACS via change notification requests and all modifications to the trenching plan were approved beforehand by BCAS. The modifications resulted in a total of 17 as dug trenches, consisting of the following:

- 1 no. trenches measuring 50m x c.2m.
- 2 no. trenches measuring 30m x c.2m
- 7 no. trenches measuring 15m x c.2m
- 5 no. trenches measuring 14m x c.2m
- 1 no. trench measuring 11m x c.2m
- 2 no. trenches measuring 10m x c.2m

Trenches were excavated using a 360° mechanical excavator fitted with a toothless ditching bucket. All archaeological features and deposits uncovered were investigated in compliance with the methodology laid out in section 2.5 of the WSI. Once completed, the trenches were inspected and signed off by BCAS prior to backfilling.

1.9 Resources

- **Fieldwork Resources**
 - Qualified Team Leader, surveyor and archaeological technician (three-person team).
- **Fieldwork Programme**
 - Start date: April 17th 2023.
 - End date: May 5th 2023.

The evaluation was carried undertaken a team of up to three archaeologists between April and May 2023.

2 Results

2.1 Introduction

This chapter presents the results of the evaluation in **Trench order**.

Cut features are referred to by unique context numbers and are referenced in **bold type**, whilst deposits such as fills, and layers are referenced in plain type.

Unless otherwise stated, all features truncated the natural geology and were sealed by the overburden.

A summary table of findings for each field is provided below, with a full table of trench specifics provided in Appendix A.

2.2 Summary of results

A total of seventeen trenches were excavated, of which five (Trenches 5, 7, 8, 13 and 17) yielded archaeological results (Figure 4, Table 1).

Table 1: Trench findings

Area	Trench	Targeted (Y/N)	Archaeology (Y/N)
Blue	1	N	N
Blue	2	N	N
Blue	3	N	N
Blue	4	N	N
Red	5	N	Y
Red	6	N	N
Red	7	N	Y
Red	8	N	Y
Green	9	N	N
Green	10	N	N
Green	11	N	N
Green	12	Y	N
Green	13	Y	Y
Blue	15	N	N
Blue	16	N	N
Blue	17	N	Y

2.3 General stratigraphy

All the trenches in the area of the existing car-park (Trenches 1 to 8 and 14 to 17) exhibited a similar stratigraphy. In essence, this consisted of natural deposits of clay and gravel, encountered at a depth of circa 0.80m to 0.90m below existing ground level. No evidence was encountered of any *in-situ* subsoils. Instead, the natural clays/gravels directly sealed a



series of modern dump or levelling deposits (described in more detail in the individual trench write-ups). The dump/ levelling layers were sealed by a circa 0.10m deep modern bedding layer for the existing car-park surface.

The dump/ levelling layers increased in depth towards the southern end of the site, suggesting that the original ground level had perhaps sloped to the south, towards the stream running along the southern side of the present-day Fowler Road.

The general stratigraphy in the trenches to the east of the car-park (Trenches 9 to 13) was similar to those in the car-park and consisted of various layers of dumping and made ground, which are described in greater detail in the individual trench write-ups. Trenches 9, 10 and 11 were excavated in the tennis court and so in addition recorded a hardcore bedding layer and the associated asphalt tennis court surface. Trenches 12 and 13 were in an area of modern landscaping; both trenches recorded layers of modern subsoil and topsoil (likely imported from another location or redeposited from another area of the current site) sealing layers of made ground.

No *in-situ* subsoil was encountered in these trenches, and the general impression was again that the original topsoil and subsoil had been removed down to the natural geology during previous construction works on the site, to be replaced by the modern levelling deposits and made ground observed in the trenches.

2.4 Trench Results

2.4.1 Trench 1

Trench 1 was located at the southern end of the AS (Figure 4) and was 15m long. The trench was orientated north-west to south-east and was excavated to a maximum depth 1.12m

Natural dark grey clay 105 was identified in the base of the trench. Deposit 105 was cut by a terracotta field drain which extended along the northern edge of the trench on a north-west to south-east alignment. The field drain was sealed by a 0.32m deep brick/CBM made-ground layer 104, which was in turn sealed by a 0.37m deep layer of dark grey silty clay material 103 containing occasional brick. Above this was a third 0.25m deep made-ground layer 102 comprising stones within a gritty orange sandy matrix. Deposit 102 was sealed by a 0.08m deep layer of bedding material 101 for the existing tarmac car-park surface 100.

2.4.2 Trench 2

This trench was located some 10m to the south-east of Trench 1 and was oriented south-west to north-east. The trench was 11m long and was excavated to a maximum depth of 1.06m.

Natural grey clay 205 was identified in the base of the trench and was partially sealed by a 0.40m deep brick/CBM layer 204 which was only identified in the north-eastern part of the trench. Layer 204 was overlaid by a 0.19m deep dark grey silty clay layer 203, containing occasional brick inclusions, which was also only recorded in the north-eastern part of the

trench. Sealing 203 was a 0.39m deep made-ground deposit 202 which comprised rounded and sub-angular stones within a gritty sandy matrix. Deposit 202 was cut by a modern service cable which was located at the south-western end of the trench, and which extended from north-west to south-east. This was sealed by a 0.09m deep stony bedding material 201 for the existing tarmac surface 200.

No archaeological features or deposits were identified in this trench.

2.4.3 Trench 3

Trench 3 was located immediately to the north-east of Trench 2 and ran on the same alignment. The trench was 14m long and was excavated to a maximum depth of 1.20m.

A natural dark grey clay geology 307 was identified in the base of the trench. Deposit 307 was sealed by a 0.24m deep layer of rubble 306, which was in turn sealed by a 0.32m deep deposit of clayey silt containing concrete rubble 305.

At the north-eastern end of the trench, deposit 305 had been cut away by a modern, vertical-sided machine excavation 308 that was 0.52m deep. The backfill of the excavation consisted of mixed concrete aggregate and tarmac fragments within a silty matrix, 304.

Deposit 304 was sealed by a 0.10m deep layer of mixed concrete and sand 303, and an overlying layer of silty sand 302 of similar depth. Deposit 302 was sealed by the 0.13m deep bedding deposit 301 for the existing tarmac car-park surface 300.

No archaeological features or deposits were identified in this trench

2.4.4 Trench 4

Trench 4 was located 30m to the north of Trench 3 and ran on a parallel north-west to south-east alignment. The trench was moved from the planned location due to the presence of an unexpected service running down the centre of the original trench position. As the trench was not specifically targeted, the decision was made to "slide" the trench to the southwest to avoid the service. This trench was 15m long and was excavated to a maximum depth of 0.86m.

A natural dark grey clay geology 403 was identified in the base of the trench. Deposit 403 was cut at the south-eastern end of the trench by a 0.60m deep modern, vertical-sided machine excavation 404. This probably represented the north-western limit of the modern truncation noted in Trench 3 above. It was filled by a similar deposit of mixed concrete aggregate and tarmac fragments within a silty matrix, 405.

The modern truncation was sealed by a 0.25m deep layer of silty clay containing frequent brick fragments 402. Deposit 402 was sealed by a 0.33m deep bedding layer 401 for the existing tarmac car-park surface 400.

No archaeological features or deposits were identified in this trench.

2.4.5 Trench 5

This trench was 50m long and was situated in the north-western corner of the AS (Figure 5). It was oriented broadly north-east to south-west.



The trench was excavated to a maximum depth of 0.85m, revealing a mixed natural deposit *504*, comprising pockets of yellowish sandy gravels and laminations of orange and grey clays, in the base of the trench. Four features were recorded in the trench.

Towards the northern end of the trench was a possible shallow pit **507**. This feature was partially exposed, extending into the western trench baulk. It was 1.07m wide and 0.13m deep, with a shallow, concave profile (Figure 7d). The single fill *508* consisted of silty clay. No finds were recovered from the feature.

Situated to the south of pit **507** was a second pit, **509**. This feature was partially exposed in the trench and measured 0.76m in length, c.0.81m wide and 0.28m in depth. It had a steep-sided, concave-based profile (Figure 7c) and contained a single fill of silty clay with occasional charcoal flecks *510*. Finds from deposit *510* consisted of modern pottery and CBM (Appendix D).

Pit **509** was cut on its northern side by a linear feature **511**. This feature was orientated north-west to south-east and extended across the width of the trench. It was 1.5m wide and 0.4m deep, with a steep-sided, irregular-based profile (Figure 7c). The single silty clay fill *512* contained fragments of CBM (Appendix D).

A final feature, **505**, was partially exposed circa 4.5m to the south of pit **509**. This feature extended beyond the eastern trench baulk and was 0.58m wide and 0.18m deep, with a steep southern edge and more gently sloping concave profile on its northern edge (Figure 7b). The single silty clay *506* was devoid of finds.

In addition to the archaeological features, a single ceramic filed drain, on a north-east to south-west alignment, was identified in the northern part of the trench.

All the archaeological features were sealed by two layers of silty made ground which included rubble and fragments of brick (*503* and *502*; 0.40m and 0.22m deep respectively), an overlying 0.10m deep layer of compact bedding material *501* and the 0.09m deep existing tarmac car-park surface *500*. There was no evidence of any subsoil, and the likelihood is that this part of the site had been reduced to natural level prior to the deposition of the made ground and levelling layers for the existing carpark.

2.4.6 Trench 6

This trench was located 9.25m to the south-east of Trench 5 and was aligned north-west to south-east. The trench was 15 m long and was excavated to a maximum depth of 0.80m.

A natural deposit *603*, predominantly comprising grey clay with pockets of gravels, was encountered in the base of the trench.

Natural deposit *603* was sealed by a 0.30m deep modern made ground layer *602*, a 0.15m deep layer of compact bedding material *601* and the existing tarmac car-park surface *600*. The sequence of made ground was like that observed in Trench 5 and no subsoil was present.

No archaeological features or finds were recovered from the trench.

2.4.7 Trench 7

Trench 7 was 0.15m long and was located 30m to the north-east of Trench 6. It was aligned north-west to south-east and was excavated to a maximum depth of 0.86m.

A mixed sandy gravel/clay natural deposit **704** was identified in the base of the trench, which contained one archaeological feature.

A possible pit **705** was identified close to the southern edge of the trench. This feature measured 1.10m in length, 0.93m wide and 0.38m in depth, with a steep-sided, bowl-shaped profile (Figure 7g) No artefacts were retrieved from the single silty clay fill **706**.

In addition to pit **705**, two ceramic field drains, both on parallel north-east to south-west alignments, were recorded at each end of the trench.

Pit **705** and the field drains were sealed by a 0.44m deep made-ground layer **703** of silty clay with occasional brick/ CBM fragments and an overlying 0.14m deep layer of mixed rubble made ground **702**. Deposit **702** was sealed by a 0.06m deep compact bedding layer **701** and the and the existing tarmac car-park surface **700**. No subsoil was observed.

2.4.8 Trench 8

Trench 8 was located 10m to the south-east of Trench 7 and was 30m long. The northern part of the trench was cut on a north-east to south-west alignment, but during excavation, the southern end of the trench was cut on a more southerly alignment to avoid an existing service. This gave the trench a 'kinked' appearance in plan (Figure 5). The trench was excavated to a maximum depth of 0.85m and three archaeological features were identified.

A natural geological deposit **804**, comprising clay with pockets of gravels, was identified in the base of the trench. This was cut towards the southern end of the trench by a small pit **809**. This feature was sub-oval in plan and extend into the western trench baulk. It measured 0.89m in width and 0.19m in depth, with a steep-sided, flat-based profile (Figure 7i). It contained a silty clay basal fill **810** and an upper fill **811** of similar material. No finds were recovered from either fill.

Located approximately 14m to the south of pit **809** was an elongated anomaly **805** which was just 0.07m deep This feature became very shallow towards its northern extent and had an irregular, undulating, base (Figure 7h). No finds were recovered from the single silty fill **806** of and the feature is likely to be of natural origin.

A probable ditch, **807**, was located immediately to the south of feature **805**. Ditch **807** was orientated north-west to south-east and spanned the trench. It was 1.74m wide and 0.35m deep, with a steep sided concave-based profile (Figure 7j). The ditch contained a single fill of silty clay **808** which contained one fragment of animal bone (appendix D).

Sealing these features was a 0.27m deep made-ground deposit **803** comprising dark grey clay with CBM fragments. This layer was truncated by a modern water pipe trench located at the south-eastern end of the trench. This feature was identified by its distinct modern hardcore backfill and was *left in-situ*. The pipe trench was sealed by a second 0.18m deep

made-ground layer of orange sandy gravels *802*. This was in turn which was overlaid by a 0.14m deep layer of modern bedding material *801* for the existing 0.13m deep tarmac car-park surface *800*.

2.4.9 Trench 9

Trench 9 was in the southern part of the AS, within the former tennis court (Figure 6). The trench was oriented south-west to north-east as was 15m long. It was excavated to a maximum depth of 0.76m.

Natural deposits of dark grey clay with occasion coarse sub-angular flint inclusions *904* were identified in the base of the trench. Natural layer *904* was truncated by a modern drainage pipe, which was orientated north-west to south-east, and which was located towards western extent of trench. The drain was sealed by a 0.18m deep modern made-ground layer *903* comprising sub-angular stone inclusions within a grey sandy matrix. Truncating this layer was a second modern drainage pipe, oriented north to south, which was located towards the eastern extent of trench. Sealing this later drain was a 0.21m deep stony modern made ground layer *902*. Deposit *902* was in turn sealed by 0.09m deep modern bedding material *901*. The uppermost layer was a 0.07m deep asphalt tennis court surface *900*.

No archaeological features were encountered in the trench.

2.4.10 Trench 10

This trench was located 13m to the south-east of Trench 9 and was oriented north-east to south-west, running parallel to the adjacent eastern fence of the tennis court. The trench was 30m long and was excavated to a maximum depth of 0.84m.

A natural deposit of dark grey clay, *1006* was identified in the base of the trench. Two distinct, but discrete, made-ground layers, *1004* and *1005*, sealed deposit *1006*. Layer *1004* was located towards the north-eastern end of the trench and was 0.25m deep. It comprised dark grey clay with occasional brick inclusions. Layer *1004* was truncated by a modern drainage pipe which extended on a north-west to south-east alignment. This feature was suspected to be live and was therefore left *in situ*.

Layer *1005* was recorded at the south-western end of the trench. This deposit was 0.21m deep and consisted of brick/CBM fragments in a silty matrix. It was cut by three further modern drainage pipes, which were also left *in situ*.

Overlying the drains and deposits *1004* and *1005* was a 0.11m deep stony made ground deposit *1003*. This was sealed by a 0.16m deep made-ground deposit *1002* comprising stones within an orange sandy matrix. Above this was a 0.16m deep dark grey gritty bedding material *1001* for the existing asphalt tennis court surface *1000*.

No archaeological features were encountered in the trench.

2.4.11 Trench 11

Trench 11 was located 10m to the south-west of Trench 9 and was oriented north-west to south-east. The trench was 10m long and was excavated to a maximum depth of 1.0m.



Natural deposits of grey clay **1105** were identified in the base of the trench. Partially overlying deposit **1105** was a 0.31m deep made ground layer **1104**, consisting of brick/CBM in a silty matrix. Layer **1104** terminated within the trench and was partially overlaid by a 0.19m deep stony made-ground deposit **1103**. Layer **1103** was sealed by a second stony made-ground deposit **1102** which was 0.21m deep. Above this was a 0.09m deep layer of bedding material **1101** (0.09m in depth) for the existing 0.07m deep asphalt tennis court surface **1100**.

No archaeological features were encountered in the trench.

2.4.12 Trench 12

Trench 12 was located 21m to the south-east of Trench 10, in a part of the AS characterised by a grassed hillock and associated trees. The specific aim of the trench was to examine the nature of the hillock, to establish whether (as suspected) it represented modern site landscaping, and to test for the survival of any *in-situ* archaeology below it. To this end, Trench 12 was excavated with an 'L'-shaped plan; one section being aligned broadly north-west to south-east (following the base of the hillock), and the second element forming a right-angled return to the north to cut into the deposits forming the hillock. The total length of the trench was 15m and the maximum depth of the excavation was 1.15m.

Natural dark grey clay **1205** was identified in the base of the trench. Partially overlying deposit **1205** was a 0.13m deep rubble layer **1204** with frequent brick inclusions. This layer was only observed at the western limit of the trench, eventually becoming shallower and dispersing towards the east. Sealing layer **1204** was a 0.25m deep dark grey / black deposit **1203** which incorporated redeposited fragments of tarmac. Above this was a 0.36m deep made-ground layer **1202** consisting of mixed brown and orange silty clays with occasional brick and stone inclusions. Overlying this was a 0.20m modern silty clay subsoil **1201** which was sealed by a 0.10m modern dark grey clayey loam topsoil **1200**. Deposits **1201** and **1200** represent modern landscaping; both deposits had clearly either been imported to the site from elsewhere or redeposited from groundworks in another part of the site.

No archaeological features were encountered in the trench.

2.4.13 Trench 13

This trench was located 34m to the north-east of Trench 12. It was oriented south-west to north-east and was situated along the western base of the hillock described above (Trench 12). Trench 13 was 10m long and was excavated to a maximum depth of 1.03m.

Three features were encountered in the trench.

A natural dark grey clay geology **1304** was identified in the base of the trench. Deposit **1304** was cut by two linear features **1305** and **1309** which extended on parallel north-west to south-east alignments. The more southerly ditch, **1305**, was the larger of the two and measured 1.37m wide and 0.42m deep. It had a moderately-sloping, concave- profile, with the south-western edge being somewhat less steep (Figure 8b). It was filled by a single deposit of silty clay **1306** which was devoid of finds.

The second ditch **1309** was somewhat smaller, being 0.72m wide and 0.34m deep (Figure 8d). It had a steeply-sloping, U-shaped profile and contained a single fill of silty clay *1310*. The fill was devoid of finds.

The third feature was situated north of ditch **1309** and was a sub-circular pit **1307**. The pit extended into the western trench baulk and was 0.65m in diameter and 0.10m deep (figure 8c). It had a shallow, concave profile and contained a single fill of silty clay *1308*. Again, no finds were recovered from the feature.

The archaeological features were sealed by a 0.17m deep layer of mid-grey silty clay with frequent limestone/chalk flecks *1303*. Above this was a 0.28m deep made ground layer of clayey silt containing fragments of brick *1302*. Deposit *1302* was in turn sealed by a 0.15m deep silty subsoil *1301* and a 0.14m deep modern topsoil *1300*. Deposits *1301* and *1300* represent modern landscaping; both deposits had clearly either been imported to the site from elsewhere or redeposited from groundworks in another part of the site.

2.4.14 Trench 14

Trench 14 was located 33m to the north-west of Trench 3 and was orientated south-west to north-east (Figure 4). This trench was originally planned to be 50m long. However, the need to avoid a run of live services necessitated the division of the trench into four discrete trenches (Trenches 14, 15, 16, and 17). Trench 14 was the most southerly of these trenches and the length of the trench was 14m. The trench was excavated to a maximum depth of 0.89m.

A natural dark grey clay geology *1404* was identified at the base of the trench. This deposit was sealed by a 0.27m deep made ground layer *1403* consisting of silty clay with brick inclusions. This was in turn sealed by a 0.11m deep deposit of brick rubble *1402*. Sealing deposit *1402* was the 0.14m deep bedding layer *1401* for the existing tarmac car-park surface *1400*.

No archaeological features or deposits were identified in this trench.

2.4.15 Trench 15

Trench 15 was located immediately to the north of trench 14 and ran on the same alignment. It was 14m long and was excavated to a maximum depth of 0.81m.

A natural dark grey clay geology *1505* was identified in the base of the trench. Deposit *1505* was cut by a modern service that curved southward as it crossed the centre of the trench.

Sealing the service was a 0.13m deep deposit of silty clay containing brick fragments *1504*. This deposit was in turn sealed by a 0.23m deposit sandy rubble deposit *1503*. Deposit *1503* was sealed by a 0.13m deep deposit of silty sand *1502*. This was in turn sealed by the 0.08m deep bedding layer *1501* for the existing car-park surface *1500*.

No archaeological features or finds were encountered within the trench.

2.4.16 Trench 16

Trench 16 was located immediately to the north of trench 15 and continued the same south-west to north-east alignment. The trench was 14m long and was excavated to a maximum depth of 0.84m

A natural dark grey clay geology *1604* was identified in the base of the trench. This was sealed by a sequence of deposits consisting of (in stratigraphic order) a 0.16m deep silty clay layer containing brick fragments *1603*, a 0.29m deep sandy rubble layer *1602*, a 0.08m deep bedding layer *1601* and finally the existing tarmac car-park surface *1600*.

No archaeological features or finds were encountered within the trench.

2.4.17 Trench 17

Trench 17 was situated to the north of Trench 16 and positioned on the same alignment. The trench was 14m long and was excavated to a maximum depth of 0.86m.

One archaeological feature was identified in the trench.

A natural dark grey clay geology *1704* was identified in the base of the trench. Deposit *1704* was cut at the south-western end of the trench by a north-west to south-east aligned linear feature **1705**. This feature ran across the trench and was 1.50m wide, with a moderately sloping, profile (Figure 8f). However, the feature extended below the level of the water table and due to flooding, the excavation was abandoned after circa 0.50m of the depth of the feature had been excavated, the combined depth from ground level (including overburden) being 1.3m. Ditch **1705** contained a single fill of silty clay *1706* which was devoid of finds.

Sealing the ditch were four layers of made ground. These consisted of a 0.42m deep layer of silty clay *1703*, which was sealed by a 0.13m deep layer of sandy rubble *1702*. This in turn was sealed by the 0.08m deep hardcore bedding layer *1701* for the existing tarmac car-park surface *1700*.

3 Interpretation and Discussion

3.1 Introduction

Where possible, the features have been dated using a combination of finds data and stratigraphic relationships and are discussed here in chronological order.

3.2 Prehistoric (Mesolithic to Early Iron Age)

The evaluation did not reveal any evidence of prehistoric activity in the AS.

3.3 Romano-British

The evaluation did not reveal any evidence of Romano-British activity in the AS.

3.4 Medieval and post-medieval

Evidence of medieval and post-medieval activity was represented by two fragments of tile with date ranges of 15th-16th century and 16th-18th century, both of which were recovered from pit fill **510**. However, pottery finds from the same feature were dated to the 19th-20th centuries (Appendix D) and so the tile must be regarded as residual. The Ordnance Survey 25" map of 1892-1914 shows the AS as open agricultural land, with a farm complex, Prebendal Farm, located some 200m to the north-east of the AS. It is therefore most likely that the post-medieval tile was introduced to the site via the middening of agricultural land.

3.5 Modern

The only feature that was positively identified as modern in date was pit **509**, the fill of which (**510**) produced 19th to 20th century pottery finds. This feature was cut by a north-west to south-east aligned ditch **511**, which therefore may also be of modern date. There is no obvious correlation between ditch **511** and any field boundaries as shown on the Ordnance Survey 25" map of 1892-1914.

3.6 Undated

Most of the features identified during the evaluation were undated and include pits **505**, **507**, pit **809**, feature **805**, ditch **807** (all located in the red area; see Figure 3); ditch **1705** (Figure 3; blue area); ditches **1305**, **1309** and pit **1307** (Figure 3; green area).

None of the ditches appeared to form any obvious alignments with each other, although the two parallel ditches, **1305** and **1309**, may correspond with a north-west to south-east boundary shown on the Ordnance Survey 25" map of 1892-1914. Similarly, the various pits recorded did not exhibit any spatial relationships.

The silty clay fills of the features were very similar to each other and, were similar to the only dated fill deposit, **510** (discussed above). It is therefore likely that the features represent similar activity, which in the context of the site is likely to be early modern to modern agricultural activity.

3.7 Research aims and statement of potential

The agenda and research aims for archaeological projects within Buckinghamshire Cambridgeshire are covered by the Research Framework for the Solent-Thames Sub-region (<https://researchframeworks.org/solentth/>).

The results of the trial trench evaluation have been assessed in terms of their potential to contribute to the following specific regional research areas, as laid out in the research framework:

3.7.1 The Lower/Middle Palaeolithic to later medieval periods: research agendas

Separate research agendas exist for the Lower/Middle Palaeolithic, the Late Upper Palaeolithic and Mesolithic, the Neolithic and Early Bronze Age, the Later Bronze Age, the Iron Age, the Roman and the early and later medieval periods.

No archaeological evidence dating to these periods was encountered, therefore the results of the evaluation do not have the potential to inform these research agendas.

3.7.2 The Post-medieval and modern periods (AD 1540 onwards): research agenda

The results of the evaluation highlighted the history of the site as post-medieval to modern agricultural land located on the periphery of the town. In this respect, the results of the evaluation may be argued to have a minor relevance to the following research objective:

Settlement: More parish surveys are needed which explore the development of settlements in more detail, including relationships with outlying farms and hamlets, morphology etc.

4 Conclusion

The evaluation was successful in identifying a small amount of archaeology across the AS, in the form of ditches and small pits. This activity was noted in across the evaluated area of the AS.

The archaeological activity was largely undated, except for a single feature which contained finds of 19th to 20th century date. The fills of the remaining features were like that of the dated example, and it is therefore likely that they represent activity of a similar date. The area of the AS was previously in use as agricultural land into the 20th century and the archaeological features probably relate to this activity.

The evaluation was also successful in highlight the considerable extent of previous groundworks on the site. Evidence from all the trenches indicated that the site had previously been excavated down to the level of the natural , then reinstated and levelled with made ground probably comprising the previously excavated soils, mixed with rubble, hardcore and building debris. Most likely, this took place during the construction of the existing Oxford House building, its ancillary buildings and the associated grounds and landscaping.

5 Archive

The investigation produced the following document archive, recorded under the site code of OXH. The physical archive will be submitted into Buckinghamshire County Museum in accordance with the Buckinghamshire County Council guidelines and in line with the agreed WSI timescales.

The digital archive will be deposited with the Archaeological Data Service or another publicly accessible CoreTrustSeal certified repository.

The museum accession number is AYBCM : 2023.63

Table 2: Archive quantification

Document Archive	Total
Trench Index	6
Trench Sheets	178
Context Sheets	48
Drawing Sheets (A3 Permatrace)	5
Drawing Index	2
Photographic Index	4
Digital Images	371

Copies of this report will be submitted to Intro Developments and BCAS. The report will also be uploaded to the Archaeology Data Service (ADS) and OASIS websites.

A copy of the OASIS data collection form can be found in Appendix F.

6 Acknowledgements

Network Archaeology would like to thank the following people and organisations for their assistance during the investigation and the production of this report.

Table 3; Acknowledgements

Organisation	Name	Position	Contribution
BCAS	Phil Markham	Senior Archaeological Officer	External Monitoring
MCR Property	Lorne Read	Project Manager	Development Management
	Andy Barnfather	Building Service Manager	Site Manager
Network Archaeology	David Bonner	Technical Director	Project Management
	Nigel Cavanagh	Project Manager	Project Management
	Alan Whitaker	Project Officer	Site Management
	Hayden Dunn	Project Supervisor	Site Supervision
	Thomas Brooke	Project Archaeologist	Evaluation
	Diana Fernandes	Finds Manager	Finds Management
	Caroline Kemp	Finds Supervisor	Finds Processing
	Annemarie Gaunt	Geomatics Manager	Geomatics
	Harvey Tesseyman	Geomatics Supervisor	Illustrations
Independent	Dr Matilda Holmes and Diana Fernandes	Specialist	Animal bone report
Independent	Paul Blinkhorn	Specialist	Ceramics and CBM report



7 References

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7.2 Website sources

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ADS 2022b	Stow-Cum-Quy	https://archaeologydataservice.ac.uk/archsearch/record?titleid=1949280

ADS 2022c	Milton Country Park	https://archaeologydataservice.ac.uk/archsearch/record?titleId=1068302
ADS 2022d	Bronze Age Barrows, Wicken Vision Area A	https://archaeologydataservice.ac.uk/archsearch/record?titleId=1736296
ADS 2022e	Greenhouse Farm	https://archaeologydataservice.ac.uk/archsearch/record?titleId=1255787
ADS 2022f	Airport Way	https://archaeologydataservice.ac.uk/archsearch/record?titleId=1314820
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APPENDIX A

Summary trench data

Appendix A
Summary trench data

Area	Trench No	Orientation	Trench Coordinates				Dimensions (m)	Trench Depth (m)			Findings	Finds (Y/N)
			Easting 1	Northing 1	Easting 2	Northing 2		Overall	Topsoil Depth	Subsoil Depth		
Blue	1	NW-SE	480841.9662	213329.6501	480854.6196	213321.8264	1.8 x 15	1.12	-	-	None	N
Blue	2	SW-NE	480861.5918	213310.5212	480867.3232	213319.8301	1.8 x 11	1.06	-	-	None	N
Blue	3	SW-NE	480869.0202	213322.8476	480874.6273	213332.0745	1.8 x 14	1.20	-	-	None	N
Blue	4	NW-SE	480869.2842	213347.7724	480857.7728	213354.9626	1.8 x 50	0.86	-	-	None	N
Red	5	NE-SW	480882.5619	213413.7996	480908.8567	213456.7483	1.8 x 50	0.85	-	-	1 x linear, 3 x pits	Y
Red	6	NW-SE	480905.425	213432.7743	480918.9363	213424.5762	1.8 x 15	0.80	-	-	None	N
Red	7	NW-SE	480922.2332	213459.1758	480935.1597	213451.229	1.8 x 15	0.86	-	-	1 x pit	N
Red	8	NE-SW	480940.6024	213434.7572	480952.6135	213461.5824	1.8 x 30	0.85	-	-	1 x linear, 1 x pit, 1 x uncertain	N
Green	9	SW-NE	480899.9781	213325.1049	480914.4531	213328.9166	1.8 x 15	0.76	-	-	None	N
Green	10	SW-NE	480923.143	213317.3729	480909.2063	213294.9937	1.8 x 30	0.84	-	-	None	N
Green	11	NW-SE	480901.3135	213308.4549	480893.089	213314.3263	1.8 x 10	1.0	-	-	None	N
Green	12	NW-SE-NW	480928.6909	213290.4414	480936.1189	213288.751	1.8 x 15	1.15	0.20	0.10	None	N
Green	13	SW-NE	480941.5308	213321.1257	480948.6821	213329.4345	1.8 x 10	1.93	0.15	0.14	2 x linears, 1 x pit	N
Blue	14	SW-NE	480839.136	213341.0145	480846.4086	213352.9994	1.8 x 14	0.89	-	-	None	N
Blue	15	SW-NE	480847.9116	213355.5439	480855.2349	213367.4526	1.8 x 14	0.81	-	-	None	N
Blue	16	SW-NE	480856.9865	213370.1671	480864.4157	213382.5818	1.8 x 14	0.84	-	-	None	Y
Blue	17	SW-NE	480865.9566	213384.997	480871.6102	213394.3609	1.8 x 14	0.86	-	-	1 x linear	N

Summary context data

Appendix B
Summary context data

Area	Trench	Context	Type	Filled by	Fill of	Dimensions in metres	Description	Interpretation	Spot-date
						(Length, width, depth / thickness)			
Blue	1	100	Layer			0.09m thick	Tarmac	Existing car-park surface	n/a
		101	Layer			0.08m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		102	Layer			0.25m thick	Mid orange silty gravel/sand	Made ground layer	
		103	Layer			0.37m thick	Dark grey silty clay with CBM inclusions	Made ground layer	
		104	Layer			0.32m thick	Grey silt/brick rubble layer	Made ground layer	
		105	Layer			n/a	Dark grey silty clay	Natural geology	n/a
Blue	2	200	Layer			0.09m thick	Tarmac	Existing car-park surface	n/a
		201	Layer			0.09m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		202	Layer			0.39m thick	Mid orange silty gravel/sand	Made ground layer	
		203	Layer			0.19m thick	Dark grey silty clay with CBM inclusions	Made ground layer	
		204	Layer			0.40m thick	Grey silt/brick rubble layer	Made ground layer	
		205	Layer			n/a	Dark grey silty clay	Natural geology	n/a
Blue	3	300	Layer			0.08m	Tarmac	Existing car-park surface	n/a
		301	Layer			0.13m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		302	Layer			0.10m thick	Mid orange-brown silty sand	Made ground layer	
		303	Layer			0.10m thick	mixed concrete and orange sand	Made ground layer	
		304	Deposit		308	0.52m thick	Orange silty sand with mixed concrete aggregate and tarmac fragments	Backfill of modern truncation	n/a
		305	Layer			0.32m thick	Grey clayey silt containing concrete rubble	Made ground layer	
		306	Layer			0.24m thick	Mid orange sandy rubble	Made ground layer	
		307	Layer			n/a	Dark grey silty clay	Natural geology	n/a
		308	Cut			1.80m+ x 2m+ x 0.52m	Vertical-sided modern machine excavation/truncation	Modern site truncation	n/a
Blue	4	400	Layer			0.06m thick	Tarmac	Existing car-park surface	n/a
		401	Layer			0.33m thick	Light grey modern hardcore/concrete	Bedding layer for existing car-park surface	n/a

Appendix B
Summary context data

Area	Trench	Context	Type	Filled by	Fill of	Dimensions in metres	Description	Interpretation	Spot-date
						(Length, width, depth / thickness)			
		402	Layer			0.25m	Mid grey silty clay containing frequent brick fragments	Made ground layer	
		403	Layer			n/a	Dark grey silty clay	Natural geology	n/a
		404		405		1.80m+ x 2.0m+ x 0.60m	Vertical-sided modern machine excavation/truncation	Modern site truncation	n/a
		405	Deposit		404	0.60m deep	Orange silty sand with mixed concrete aggregate and tarmac fragments	Backfill of modern truncation	n/a
Red	5	500	Layer			0.07m thick	Tarmac	Existing car-park surface	n/a
		501	Layer			0.09m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		502	Layer			0.22m thick	Grey silt/brick rubble	Made ground layer	
		503	Layer			0.38m thick	Mid grey silty clay containing frequent CBM fragments	Made ground layer	
		504	Layer			n/a	Mixed orange sandy gravel and grey clays	Natural geology	n/a
		505	Cut	506		0.58m dia x 0.18m deep	Sub-circular concave-profiled pit	Pit cut	
		506	Fill		505	0.18m deep	Dark grey silty clay	Pit fill	
		507	Cut	508		1.07m x 0.33m x 0.13m	Shallow concave pit	Pit cut	
		508	Fill		507	0.13m deep	Dark grey silty clay	Pit fill	
		509	Cut	510		0.76m x 0.81m x 0.28m	Steep-sided, concave-based pit	Pit cut	
		510	Fill		509	0.28m deep	Dark grey silty clay	Pit fill	20 th C
		511	Cut	512		1.80 x 1.50m x 0.4m	Linear feature with steep-sided, irregular-based profile	Ditch cut	20 th C
Red	6	600	Layer			0.09m thick	Tarmac	Existing car-park surface	n/a
		601	Layer			0.15m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		602	Layer			0.30m thick	Grey silt/brick rubble layer	Made ground layer	
		603	Layer			n/a	Dark grey silty clay and gravels	Natural geology	n/a
Red	7	700	Layer			0.07m thick	Tarmac	Existing car-park surface	n/a
		701	Layer			0.06m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		702	Layer			0.14m thick	Grey silt/sandy rubble	Made ground layer	

Appendix B
Summary context data

Area	Trench	Context	Type	Filled by	Fill of	Dimensions in metres	Description	Interpretation	Spot-date
						(Length, width, depth / thickness)			
		703				0.44m thick	Grey silty clay containing frequent CBM fragments	Made ground layer	
		704				n/a	Dark grey silty clay and gravels	Natural geology	
		705	Cut	706		1.10m x 0.93m x 0.38m	Elongated pit with steep-sided, bowl-shaped profile	Pit cut	
		706	Fill		705	0.38m deep	Dark grey silty clay	Pit fill	
Red	8	800	Layer			0.35m thick	Tarmac	Existing car-park surface	n/a
		801	Layer			0.14m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		802	Layer			0.18m thick	Mid orange silty gravel/sand	Made ground layer	
		803	Layer			0.27m thick	Grey silty clay containing frequent CBM fragments	Made ground layer	
		804	Layer			n/a	Mixed orange sandy gravel and grey clays	Natural geology	n/a
		805	Cut	806		1.0m x 0.44m x 0.07m	Apparent linear feature with irregular plan and shallow, irregular profile	Natural feature	
		806	Fill		805	0.07m deep	Dark grey silty clay	Fill of natural feature	
		807	Cut	808		1.80m+ x 1.74m x 0.35m	Linear feature, with a steep sided concave-based profile	Ditch cut	
		808			807	0.35m deep	Dark grey silty clay	Ditch fill	
		809	Cut	810, 811		0.76m x 0.89m x 0.19m	Sub-oval cut with steep-sided, flat-based profile	Pit cut	
		810			809	0.18m thick	Dark grey silty clay; lower fill of pit	Pit fill	
811			809	0.08m thick	Dark grey silty clay; upper fill of pit	Pit fill			
Green	9	900	Layer			0.07m thick	Asphalt	Existing tennis court surface	n/a
		901	Layer			0.34m thick	Grey modern hardcore	Bedding layer for tennis court surface	n/a
		902	Layer			0.21m thick	Orange stony gravel	Made ground layer	
		903	Layer			0.18m thick	Grey silt/sandy rubble	Made ground layer	
		904	Layer			n/a	Dark grey clay	Natural geology	n/a
Green	10	1000	Layer			n/a	Asphalt	Existing tennis court surface	n/a
		1001	Layer			0.2m thick	Grey modern hardcore	Bedding layer for tennis court surface	n/a
		1002	Layer			0.26m thick	Orange silty sand/stones	Made ground layer	
		1003	Layer			0.11m thick	Grey stony sand	Made ground layer	

Appendix B
Summary context data

Area	Trench	Context	Type	Filled by	Fill of	Dimensions in metres	Description	Interpretation	Spot-date
						(Length, width, depth / thickness)			
		1004	Layer			0.25m thick	Grey silty clay with brick inclusions	Made ground layer	
		1005	Layer			0.21m thick	Silty brick rubble layer	Made ground layer	
		1006	Layer			n/a	Dark grey clay	Natural geology	
Green	11	1100	Layer			0.07m thick	Asphalt	Existing tennis court surface	n/a
		1101	Layer			0.09m thick	Grey modern hardcore	Bedding layer for tennis court surface	n/a
		1102	Layer			0.21m thick	Orange silty sand/stones	Made ground layer	
		1103	Layer			0.19m thick	Grey silty clay with brick inclusions	Made ground layer	
		1104	Layer			0.31m thick	Silty brick rubble layer	Made ground layer	
		1105	Layer			n/a	Dark grey clay	Natural geology	n/a
Green	12	1200	Layer			n/a	Dark grey clayey loam	Modern imported topsoil	n/a
		1201	Layer			0.20m thick	Brown silty clay	Modern imported subsoil	n/a
		1202	Layer			0.2m thick	Mixed brown/orange silty clay with brick and stone inclusions	Made ground layer	
		1203	Layer			0.36m thick	Dark grey silty clay incorporating redeposited fragments of tarmac.	Made ground layer	
		1204	Layer			0.13m thick	Silty brick rubble layer	Made ground layer	
		1205	Layer			n/a	Dark grey clay	Natural geology	n/a
Green	13	1300	Layer			0.15m thick	Dark grey clayey loam	Modern imported topsoil	n/a
		1301	Layer			0.14m thick	Brown silty clay	Modern imported subsoil	n/a
		1302	Layer			0.28m thick	Grey silty clay with brick inclusions	Made ground layer	
		1303	Layer			0.17m thick	Mid-grey silty clay with frequent limestone/chalk flecks	Made ground layer	
		1304	Layer			n/a	Dark grey clay	Natural geology	n/a
		1305	Cut	1306		1.80m+ x 1.37 x 0.42m	Linear feature with moderately-sloping, bowl-shaped profile	Ditch cut	
		1306	Fill		1305		Dark grey silty clay	Ditch fill	
		1307	Cut	1308		0.65m dia x 0.10m	Sub-circular pit cut, with shallow, concave profile	Pit cut	
		1308	Fill		1307	0.10m deep	Dark grey silty clay	Pit fill	
		1309	Cut	1310		1.80m+ x 0.72m x 0.34m	Linear feature with steeply-sloping, U-shaped profile	Ditch cut	
		1310	Fill		1309	0.34m deep	Dark grey silty clay	Ditch fill	

Appendix B
Summary context data

Area	Trench	Context	Type	Filled by	Fill of	Dimensions in metres	Description	Interpretation	Spot-date
						(Length, width, depth / thickness)			
Blue	14	1400	Layer			0.07m thick	Tarmac	Existing car-park surface	n/a
		1401	Layer			0.14m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		1402	Layer			0.11m thick	Silty brick rubble layer	Made ground layer	
		1403	Layer			0.27m thick	Grey silty clay with brick inclusions	Made ground layer	
		1404	Layer			n/a	Dark grey clay	Natural geology	n/a
Blue	15	1500	Layer			0.09m thick	Tarmac	Existing car-park surface	n/a
		1501	Layer			0.08m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		1502	Layer			0.13m thick	Orange silty sand/stones	Made ground layer	
		1503	Layer			0.23m thick	Sandy rubble layer	Made ground layer	
		1504				0.13m thick	Grey silty clay with brick inclusions	Made ground layer	
		1505	Layer			n/a	Dark grey clay	Natural geology	n/a
Blue	16	1600	Layer			n/a	Tarmac	Existing car-park surface	n/a
		1601	Layer			0.08m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		1602	Layer			0.29m thick	Sandy rubble layer	Made ground layer	
		1603	Layer			0.16m thick	Grey silty clay with brick inclusions	Made ground layer	
		1604	Layer			n/a	Dark grey clay	Natural geology	
F1	17	1700	Layer			n/a	Tarmac	Existing car-park surface	n/a
		1701	Layer			0.08m thick	Light grey modern hardcore	Bedding layer for existing car-park surface	n/a
		1702	Layer			0.13m thick	Sandy rubble layer	Made ground layer	
		1703	Layer			0.42m thick	Grey silty clay with brick inclusions	Made ground layer	
		1704	Layer			n/a	Dark grey clay	Natural geology	n/a
		1705	Cut	1706		1.80m+ x 1.50m x 0.50m+	Linear with moderately sloping, v-shaped profile; not fully excavated	Ditch cut	
		1706	Fill		1705	0.50m+ deep	Dark grey silty clay	Ditch fill	

Summary finds data

Appendix C
Summary finds data

Trench	Context	Data	Animal Bone	CBM					Pottery					Grand Total			
				Roman	Medieval	Post-medieval	Modern	U/D	Prehistoric	Roman	Medieval	Post-medieval	Modern		U/D		
5	510	Count				3								3		6	
		Weight (g)				151									6.6		157.6
	512	Count							2								2
		Weight (g)							12.3								12.3
8	808	Count	1													1	
		Weight (g)	5.6														5.6

APPENDIX D

Specialists' reports

Pottery and CBM from Oxford House, Aylesbury, Buckinghamshire

Paul Blinkhorn, May 2023

Introduction

A very small group of pottery and CBM were presented for assessment. The material was recovered during the evaluation works conducted at Oxford House, Buckinghamshire and is represented by post-Medieval and Modern ceramic productions

Pottery

The pottery assemblage comprised three sherds with a total weight of 6g. It was all modern (19th – 20th century) and all occurred in context 510. It comprised a single sherd of mass-produced white earthenware (1g), another of English porcelain (2g) and a third of horticultural earthenware (3g).

Table 1 provides a summary quantification by fabric

Table 1: Pottery quantification by fabric

Description	Fabric	Date range	No	Wt/g	MNV	Eve
White Earthenware	PM25	19 th -20 th C	1	1.2	1	1
English Porcelain	PM27	19 th -20 th C	1	2.4	1	1
Horticultural Earthenware		19 th -20 th C	1	3	1	1
Totals			3	6.6	3	1

Table 2 provides a summary list by context.

Table 2: Pottery by context

Context	Fabric	Form	Rim	No	Wt/g	Notes	Date range
510	PM25	Bowl	Upright	1	1.2	Whiteware rim with decorative black band sequence of Greek meander	19 th -20 th C
510	PM27	Plate	Flanged	1	2.4	English porcelain rim with traces of faded decorative band	19 th -20 th C
510		Pot	N/A	1	3	Oxidised body sherd of a modern horticultural pot	19 th -20 th C

Ceramic Building Material (CBM)

A small assemblage of fired clay building material was noted.

Context 510 produced a small fragment of post-medieval (16th – late 18th century) brick weighing 92g and two small fragments of flat roof-tile weighing 58g. None of the brick's original dimensions survived and neither of the latter were glazed. Only one tile fragment survived to its full thickness of 12mm. It is a fairly typical 15th – 17th century product of the Penn industry of Buckinghamshire (eg. Zeepvat 2009).

Two small amorphous fragments of CBM weighing a total of 12g occurred in context 512. They are both heavily abraded and cannot be dated with any confidence.

Table 3: CBM catalogue

Context	Form	No	Wt/g	Abr	L	W	T	Notes	Date
510	Brick	1	92	+					16-18 th C
510	Roof Tile	2	58	+			12	Penn industry	15-16 th C
512	Uncertain	2	12	++					Uncertain

References

Zeepvat, R. 2009 (ed) 'Rose Cottage, Tylers' Green: Excavation of a 15th to 17th Century Tillery' *Records of Buckinghamshire* Vol 49 pp. 189-218

Oxford House, Aylesbury, Buckinghamshire: Animal Bone Assessment

Dr Matilda Holmes and Diana Fernandes, May 2023

Introduction and quantification

One fragment of animal bone, weighing 5.6 grams, was presented for assessment. The assemblage was the only recovered from trench 8 during evaluation works at Oxford House, Aylesbury.

Methods

The recording method employed to assess the potential of the animal bone assemblage involved its recording by context and taxa identification. Other information included condition and the incidence of burning, gnawing and butchery marks. Methods and analysis are based on guidelines from Baker and Worley (2019). Photographic recording was also undertaken.

Condition

The material displayed a high degree of fragmentation but was, otherwise, stable. There was no sign of gnawing or butchering, but there was a very light patch of singeing on the outer surface.

The assemblage

The single bone element was recovered during the excavation of trench 8 and derived from the fill 808 of a wide linear feature **807**. The evaluation of the fragment allowed to identify it at least a clear teeth root and to classify it as a piece of mandible from a large mammal, probably cattle.

Table 4 provides a summary of the assemblage, per context.

Table 4: Summary of taxa recorded

Context	Feature	Feature Type	Condition	Species	Comments	Gnawing	Butchering	Burning
808	807	Ditch	Good	Cattle ?	Mandible fragment	No	No	Yes

Discussion, Statement of potential and recommendations

The small bone fragment was recovered from a feature of unknown chronology and can be result of a residual deposition caused by natural events. The piece was very fragmented but allowed its anatomical identification as a mandible, as well as the recognition of a small charring path which is sometimes associated with a technique to help extract the marrow from within the mandible.

The single bone was very small and limited, making it unreliable for further analysis and retention to be recommended.

References

Baker, P and Worley, F (2019). *Animal Bones and Archaeology: Guidelines for Best Practice*. Portsmouth: English Heritage

APPENDIX E

Plates



Plate 1: Trench 1, facing south-east.



Plate 2: Trench 2, facing north-east.



Plate 3: Trench 3, facing north-east.



Plate 4: Trench 4, facing west.



Plate 5: Trench 5, facing south-west.



Plate 6: Trench 5, Pit 509 (right) and Ditch 511 (left), facing south-east.



Plate 7: Trench 6, facing north-west.



Plate 8: Trench 7, facing south-east.



Plate 9: Trench 7, Pit 705 facing east.



Plate 10: Trench 8, facing south-west.



Plate 11: Trench 8, Pit 809 facing north-west.



Plate 12: Trench 8, Ditch 807, facing north-west.



Plate 13: Trench 9, facing east.



Plate 14: Trench 10, facing south-west.



Plate 15: Trench 11, facing north-west.



Plate 16: Trench 12, facing north-west.



Plate 17: Trench 12, showing modern topsoil and subsoil landscaping over made ground, facing north.



Plate 18: Trench 13, Ditch 1309, facing north-west.



Plate 19: Trench 14, facing north-east.



Plate 20: Trench 15, facing north-east.



Plate 21: Trench 16, facing north-east.



Plate 22: Trench 17, facing north-east.

OASIS Summary

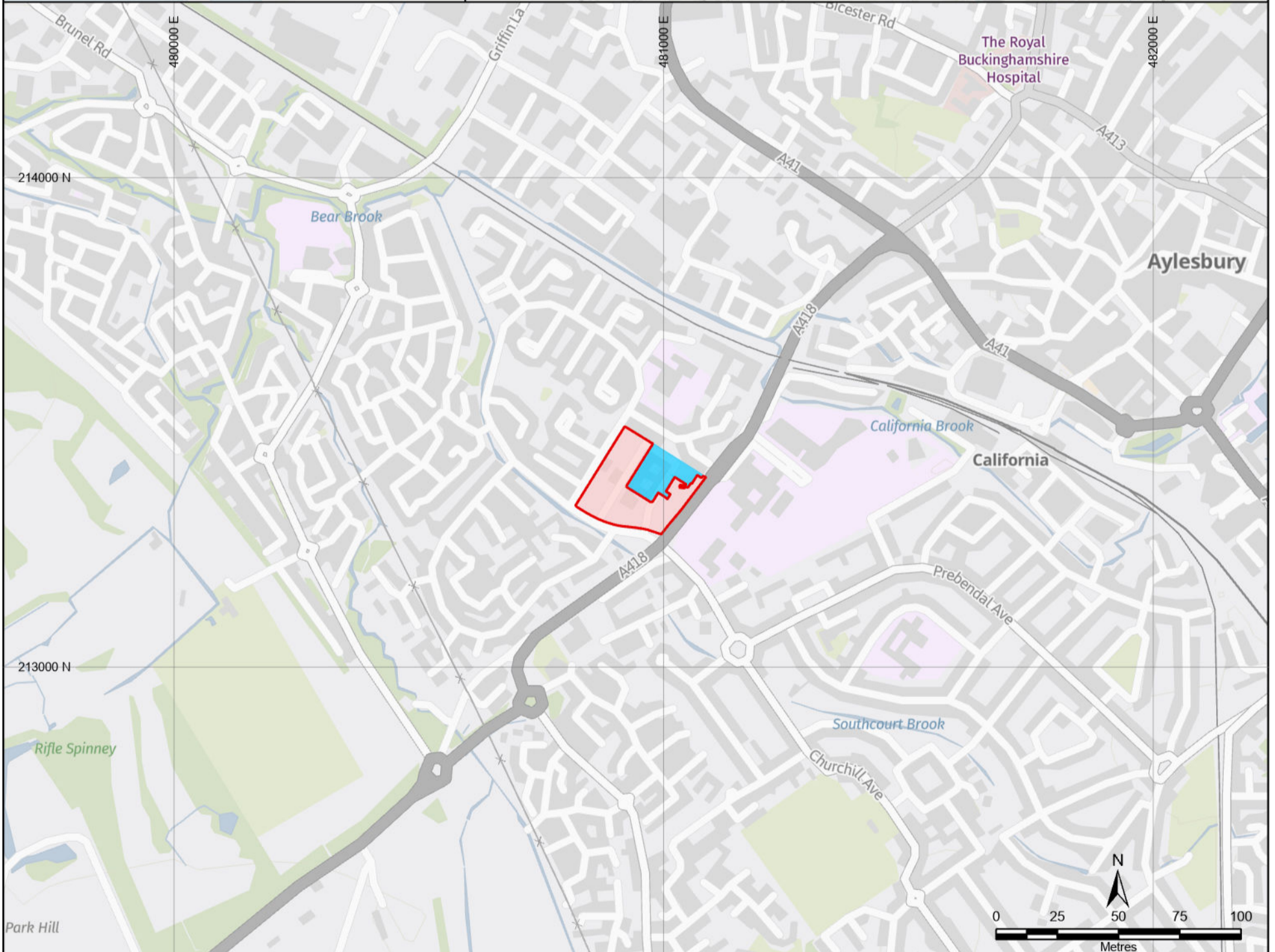
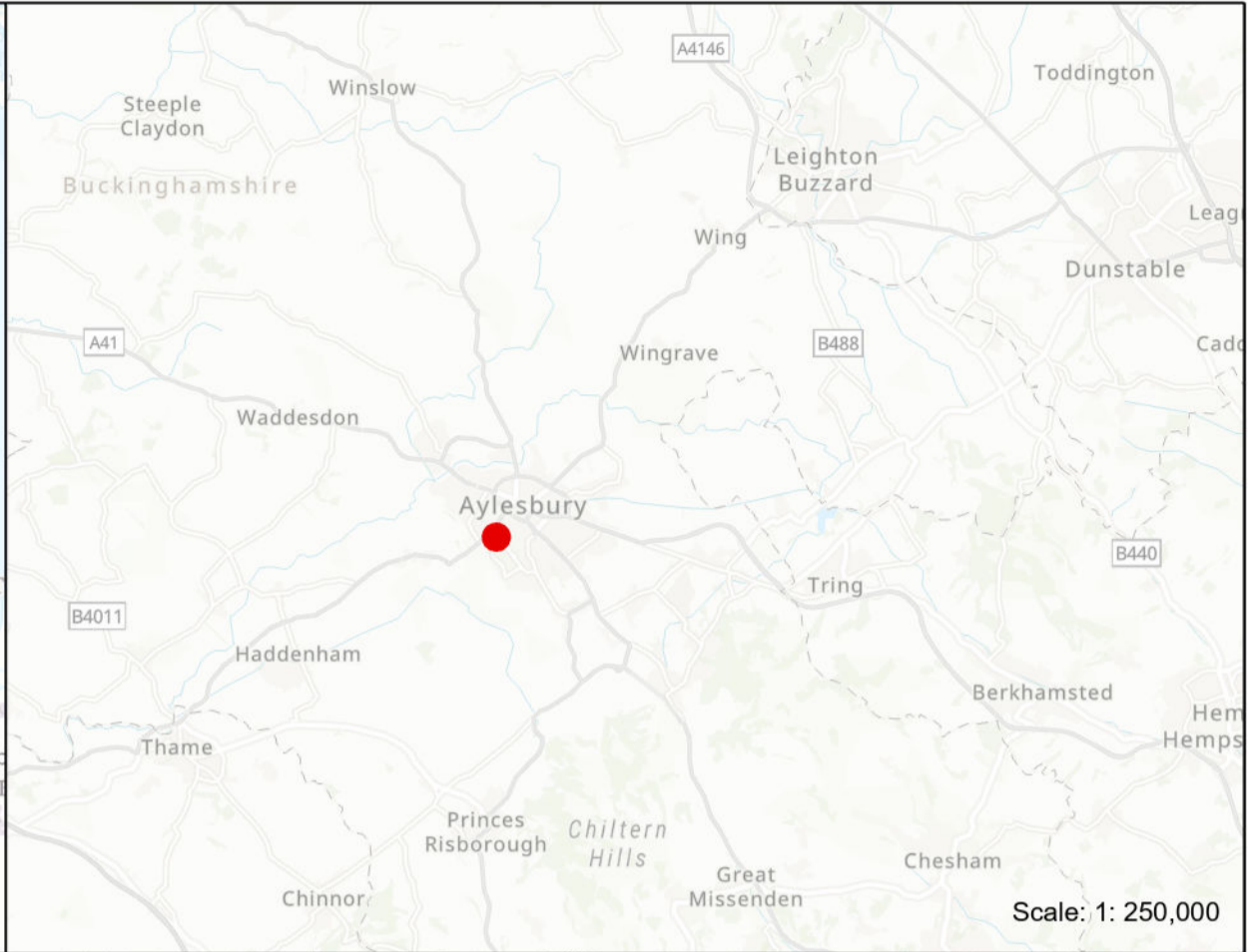
Summary for networka2-516064

OASIS ID (UID)	networka2-516064
Project Name	Evaluation at Oxford House, Aylesbury, Buckinghamshire
Sitename	Oxford House, Aylesbury, Buckinghamshire
Activity type	Evaluation
Project Identifier(s)	REP23007
Planning Id	20/01660/APP, 20/01660/APP
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Network Archaeology Ltd
Project Dates	17-Apr-2023 - 05-May-2023
Location	Oxford House, Aylesbury, Buckinghamshire NGR : SP 81019 13421 LL : 51.813558951184476, -0.826129611462952 12 Fig : 481019,213421
Administrative Areas	Country : England County : Buckinghamshire District : Aylesbury Vale Parish : Aylesbury
Project Methodology	An archaeological trial trench evaluation was undertaken by Network Archaeology on land at Land at Oxford House, Aylesbury, Buckinghamshire, during April and May 2023. The evaluation took place in advance of the proposed redevelopment of the site for residential dwellings. A total of 17 archaeological trenches were excavated across the planning application site (AS).
Project Results	The evaluation was successful in identifying a small amount of archaeology across the application site (AS), in the form of ditches and small pits. This activity was noted in all three sub-areas (red, green and blue) of the AS. The archaeological activity was largely undated, except for a single feature which contained finds of 19th to 20th century date. The fills of the remaining features were similar to that of the dated example, and it is therefore likely that they represent activity of a similar date. The area of the AS was previously in use as agricultural land into the 20th century and the archaeological features probably relate to this activity. The evaluation was also successful in highlight the considerable extent of previous groundworks on the site. Evidence from all the trenches indicated that the site had previously been excavated down to the level of the natural substrate, then reinstated and levelled with made ground probably comprising the previously-excavated soils, mixed with rubble, hardcore and building debris. Most likely, this took place during the construction of the existing Oxford House building, its ancillary buildings and the associated grounds and landscaping. The low level of findings did not offer the potential to contribute to regional research agendas.
Keywords	Ditch - UNCERTAIN - FISH Thesaurus of Monument Types Pit - UNCERTAIN - FISH Thesaurus of Monument Types Pit - 20TH CENTURY - FISH Thesaurus of Monument Types
Funder	
HER	Buckinghamshire HER - unRev - STANDARD

Person Responsible for work	Nigel, Cavanagh
HER Identifiers	
Archives	

APPENDIX G

Figures



● Application Site location
 Application
 Oxford House and parking

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1.00	13/02/23	First Issue	AT	AG	NC
Ver	Date	Description	Drn	Chk	App

Oxford House, Aylesbury

Figure 1
Location of application site

Scale: 1:10,000



- Application Site boundary
- Existing site element
- Archaeological trench
- Tree to retain
- Tree stems
- Tree buffer
- Utilities**
- Potential ground contamination 10m buffer
- Gas valve 10m buffer
- SWS (surface drainage)
- FWS (foul drainage)
- Boundary
- Electric cable
- Electric cable- redundant
- Water
- Telecom
- Vent
- Gas
- Cable TV

1.00	20.02.23	First Issue					
Ver	Date	Description	Drn	Chk	App		

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Oxford House, Aylesbury

Figure 2
Proposed trial trenches and constraints

Scale 1:1000



- Application design
 - Proposed design element
 - Archaeological trench
 - Tree
- Area subdivisions
- Red
 - Blue
 - Green

1.00	20.02.23	First Issue			
Ver	Date	Description	Drn	Chk	App

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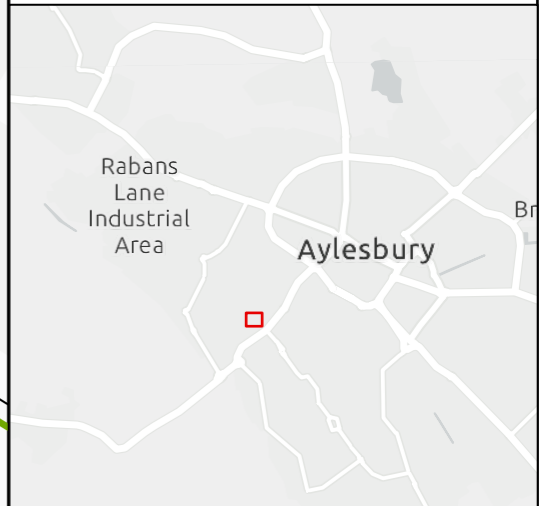
Oxford House, Aylesbury

Figure 3
 Proposed trial trenches and application design

Scale 1:1000



- Area subdivision- blue
- Archaeological trench
- Archaeological feature
- Excavated area
- Limit of modern truncation
- Land drain
- Cxxx Archaeological feature number



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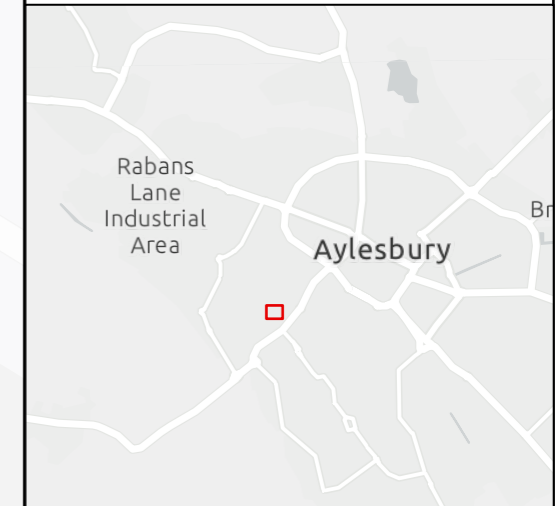
Oxford House, Aylesbury

Figure 4
Excavated archaeological features
(blue area)

Scale: 1:500



- Area subdivision- red
- Archaeological trench
- Archaeological feature
- Excavated area
- Limit of modern truncation
- Land drain
- Cxxx Archaeological feature number



1.00	20.02.23	First Issue			
Ver	Date	Description	Drn	Chk	App

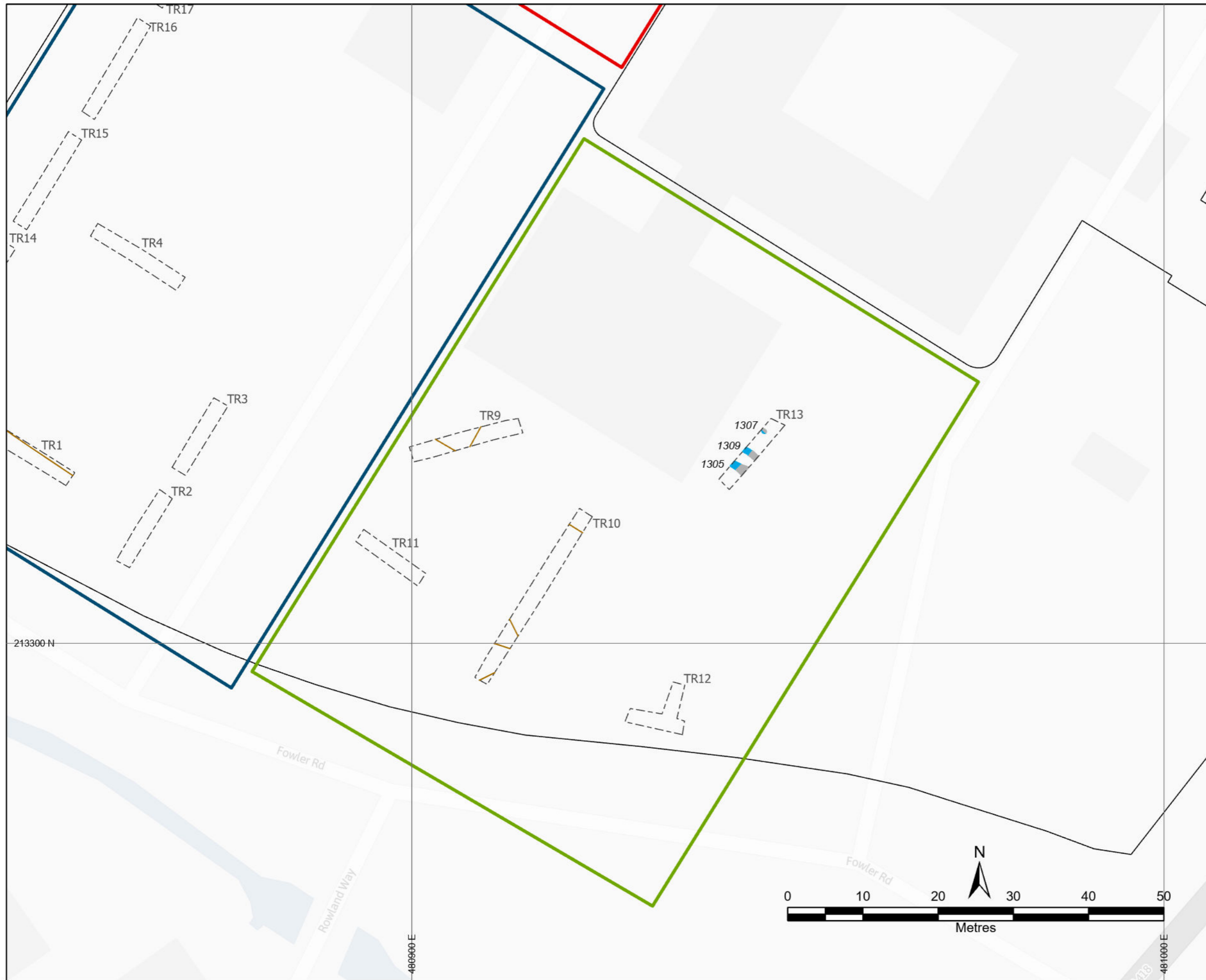
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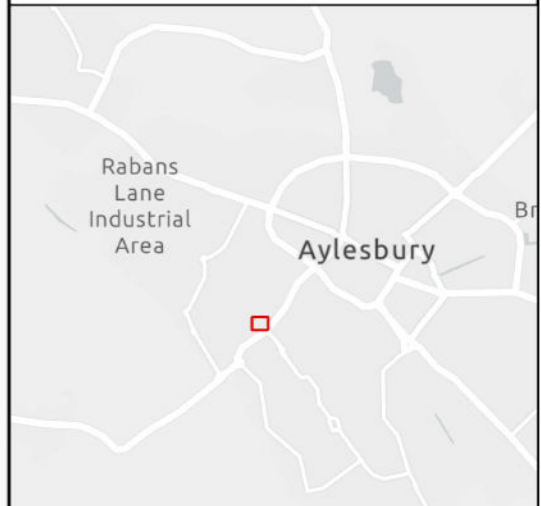
Oxford House, Aylesbury

Figure 5
Excavated archaeological features
(red area)

Scale: 1:500



- Area subdivision- green
- Archaeological trench
- Archaeological feature
- Excavated area
- Land drain
- Cxxx Archaeological feature number



1.00	20.02.23	First Issue			
Ver	Date	Description	Drn	Chk	App

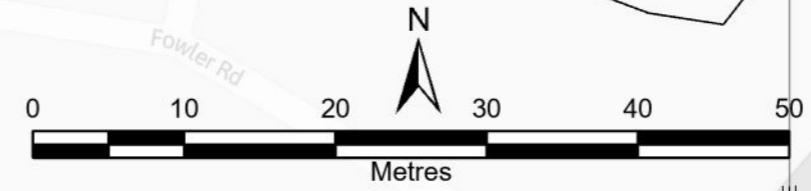
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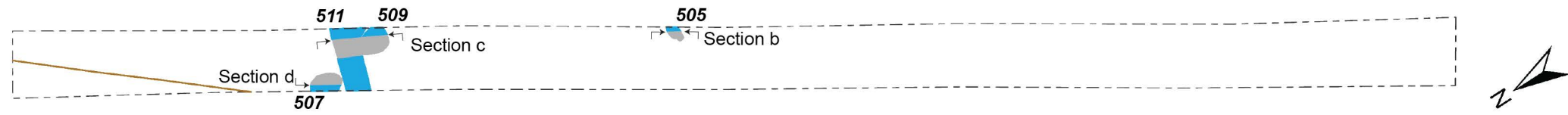
Oxford House, Aylesbury

Figure 6
Excavated archaeological features
(green area)

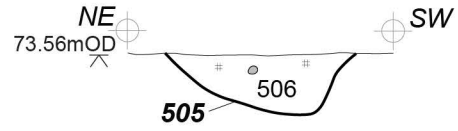
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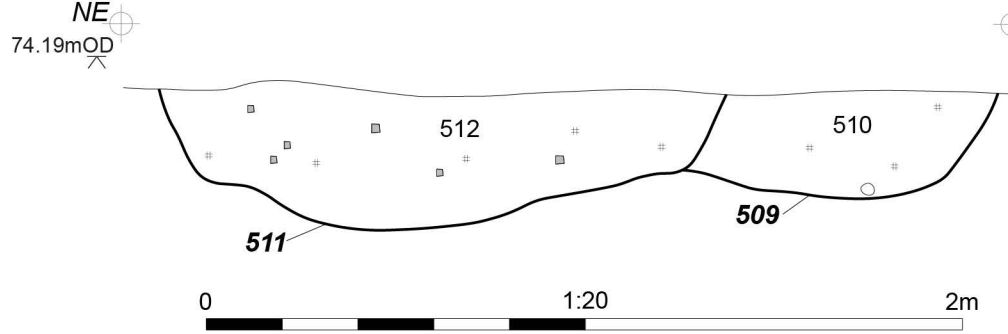
a) Trench 5



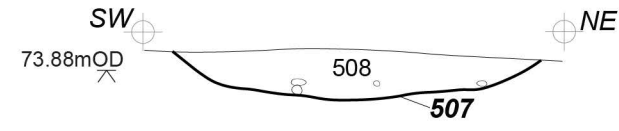
b)



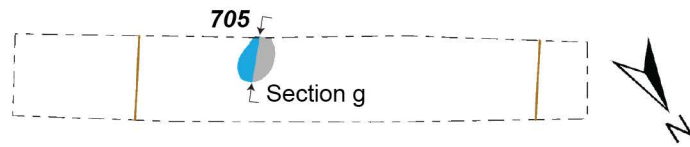
c)



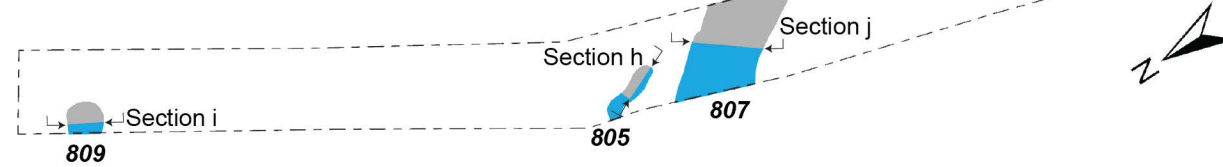
d)



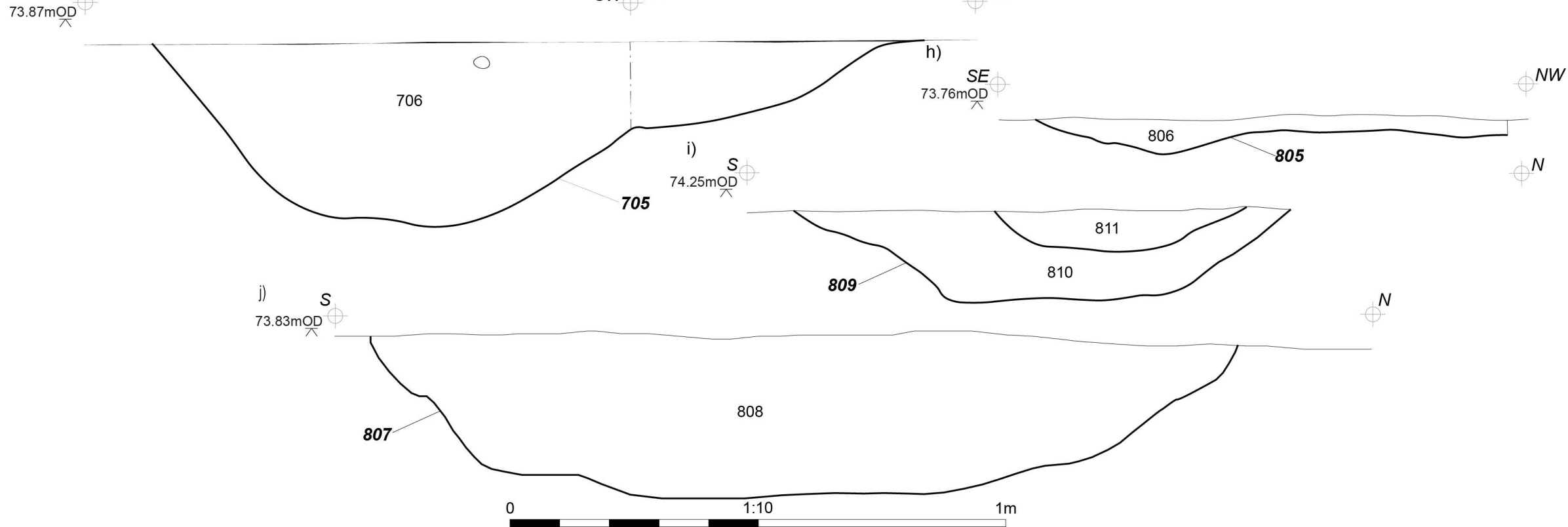
e) Trench 7



f) Trench 8



g)



- Evaluation trench
- Excavated part
- Archaeological feature
- Land drain
- Limit of excavation
- Cut line
- Layer line
- 1234** Cut number
- 1234 Layer/fill number
- Drawn section
- Stone
- Level
- Charcoal
- CBM

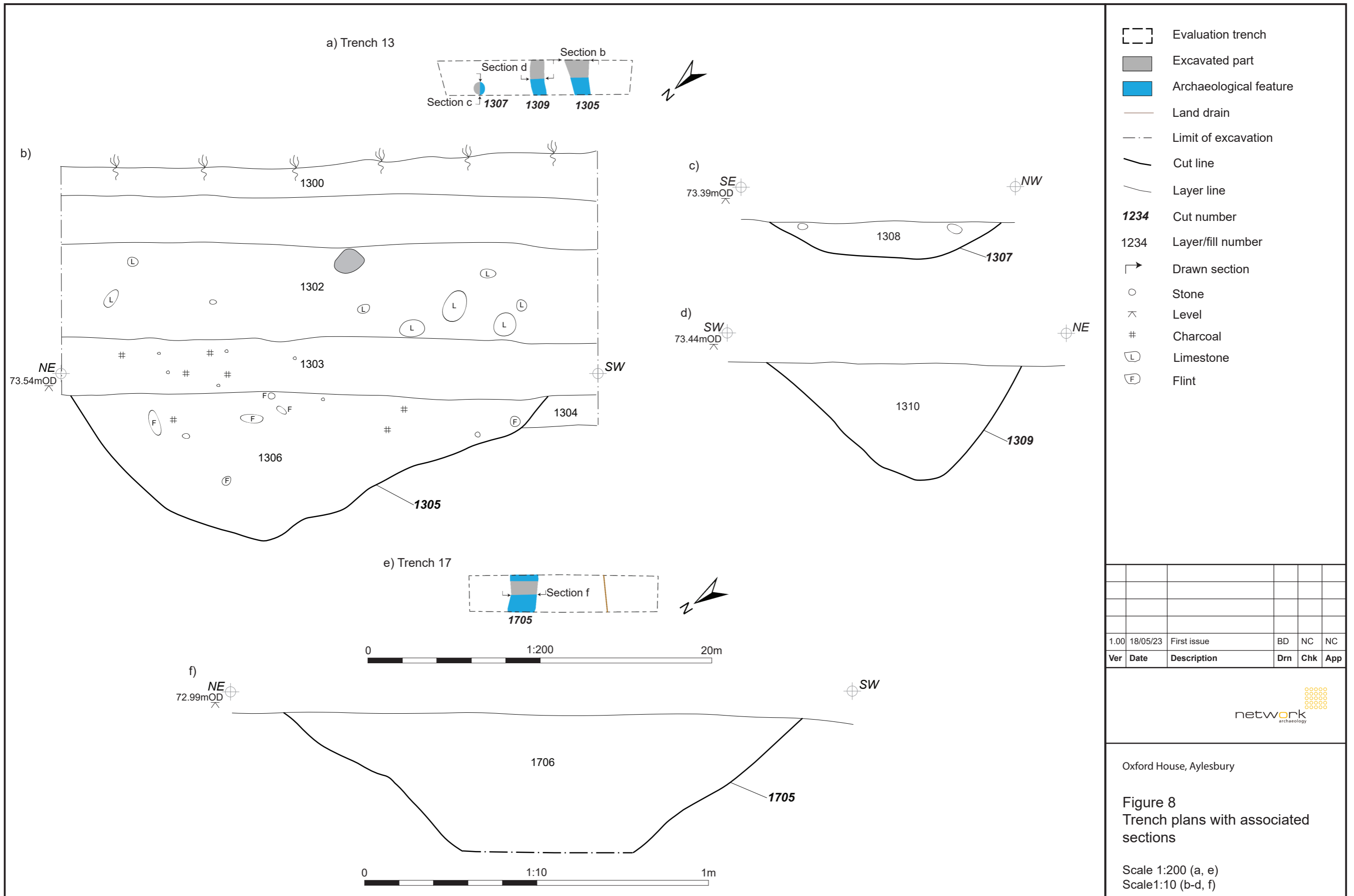
1.00	18/05/23	First issue	BD	NC	NC
Ver	Date	Description	Drn	Chk	App



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Figure 7
Trench plans with associated sections

Scale 1:200 (a, e, f)
Scale 1:20 (b-d) Scale 1:10 (g-j)



1.00	18/05/23	First issue	BD	NC	NC
Ver	Date	Description	Drn	Chk	App



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Figure 8
Trench plans with associated sections

Scale 1:200 (a, e)
Scale 1:10 (b-d, f)