



Archaeological Desk-Based Assessment in
Advance of the Proposed Development of
Land at HM Prison Spring Hill, Grendon
Underwood, Buckinghamshire, HP18 0TL

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Report for Faithful+Gould

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SWAT ARCHAEOLOGY

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Summary

SWAT Archaeology has been commissioned by Faithful+Gould to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land at HM Prison Spring Hill, Grendon Underwood, Buckinghamshire, HP18 0TL.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **high**

The PDA is HM Prison Spring Hill which is a Category D men's prison located north of the village at Grendon Underwood in Buckinghamshire. Spring Hill lies immediate west to the higher security HMP of Grendon. The prison is approached from the west from the Edgcott Road. The village of Edgcott is circa 500m north west with Grendon Underwood circa 900m to the south. HMP Spring Hill is spread out over around 25 acres. Originally a Victorian estate of Grendon Hall, having been used by MI6 during the Second World War, the house and grounds became an open prison in 1953. The original Victorian house remains as does a number of associated structures such as the walled kitchen garden. There are also a number of other structures within the site of various ages incorporating the prisoner accommodation, education, workshops as well as offices and admin blocks. The PDA itself is only part of the overall prison area incorporating a number of specific areas of development.

The assessment has generally shown that the area to be developed is within an area of high potential for Victorian and Modern periods with low potential for all other periods. The research suggests that the area was part of the Bernwood Royal hunting forest. During the Medieval period the wood retreated and the land used for agriculture. Hence, it is unlikely that there is potential for earlier period being between settlements in what was essentially an agricultural area before Grendon Hall was

built as attested by the surrounding remains of ridge and furrow from the open field systems. After the arrival of Grendon Hall in the late 19th century an area aside Grendon Hall being utilised as a military radio station in the Second World War. However, chance finds from earlier archaeological periods cannot be discounted as it appears the Vale of Aylesbury was in use from the Bronze Age onwards as based on the chance find of a Neolithic/Bronze Age flint within the area of the PDA.

The location of the development area and buildings are in a number of places across the site. Those in the northern corner are extensions in an area likely to have already been disturbed during the construction of the existing buildings. The new accommodation blocks are within the walled garden, which has previously had two buildings located along the northern end of that area, whilst the remaining walled garden area appears to have been utilised for vegetable and plants growing from its inception to the present day. The potential portacabin and car parking areas appear outside of both the historical garden area of the house and also of that of the buildings from the Second World War period, so the historical impact on any potential archaeology is low meaning any potential archaeology is likely to be in-situ across the majority of the area. The development proposals especially that of the accommodation block, cold store and kitchen extension are likely to cause a high impact upon any potential archaeology. The potential areas for the car parking and portacabin are likely to have a medium impact. Ideally, due to the location of Option 6 being in the Archaeological Notification Area associated with ridge and furrow, this option should be discounted. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. Consideration also needs to be given in respect of the intrusive proposals for geotechnical investigation and a heritage Statement to assess the impact of the proposals on the designated heritage assets and the curtilage of the walled garden.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Faithful+Gould (the 'Clients'), to carry out an archaeological desk-based assessment to support a feasibility study of the various proposed development area (PDA) of land at HM Prison Spring Hill, Grendon Underwood, Buckinghamshire, HP18 0TL centred on National Grid Reference (NGR) SP 68321 21972 (Fig 1).

1.2 The Site

- 1.2.1 HM Prison Spring Hill is a Category D men's prison located north of the village at Grendon Underwood in Buckinghamshire. Spring Hill lies immediate west to the higher security HMP of Grendon. The prison is approached from the west from the Edgcott Road. The village of Edgcott is circa 500m north west with Grendon Underwood circa 900m to the south. HMP Spring Hill is spread out over around 25 acres. Originally a Victorian estate of Grendon Hall, having been used by MI6 during the Second World War, the house and grounds became an open prison in 1953. The original Victorian house remains as does a number of associated structures such as the walled kitchen garden. There are also a number of other structures of various ages incorporating the prisoner accommodation, education, workshops as well as offices and admin blocks. The PDA itself is only part of the overall prison area incorporating a number of specific areas of development. The PDA sits on undulating ground from a high 94m aOD in the south to 85m aOD to the north. Spring Hill after which the prison is named, peaks to the south of the PDA (Fig. 1).

Geology

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Stewartby Member – Mudstone, sedimentary bedrock formed in the shallow seas of the Jurassic Period c. 164–166 million years ago. There are no superficial deposits.

Geotechnical Information

- 1.2.3 As part of a potential new road traversing around the southern area of the site, a geotechnical investigation in 1958 was undertaken and a number of boreholes were taken along the route. Borehole SP62SE16 (BGS ID:340732), was located just to the south of the walled garden. The sample from the borehole was considered to have been disturbed. Below the topsoil, there was firm yellow-brown clay of 0.6m with a lens of

0.7m of sandy yellow-brown clay followed by more firm yellow-brown clay beneath with the borehole reaching a depth of 6.6m. The boreholes either side of this one were very similar with the firm yellow-brown clay dominating. As part of the development proposals it is planned for there to be desk-top geotechnical studies.

1.3 The Proposed Development

1.3.1 The proposed development at the prison is related to a number of development activities as part of the expansion programme (Fig.2). These include:

- Two 60 units accommodation blocks
- Enlarge existing cold store (3) and kitchen extension (1)
- New portacabin office for 15 staff to include male and female WCs and Tea point (4).
- Additional 35 car parking spaces (three potential locations Nos. 5/6/7)

1.3.2 Figure 2 refers to the location of the various options as highlighted by the numbers above. Not all developments involve below ground activities. The main expansion that would require below ground activities are two new 60 bed accommodation blocks located within the existing walled garden at the southern end of the PDA. The kitchen extension and cold store are located at the northern end of the PDA with two of the potential three car parking areas located in the western part of the PDA and one to the east of the walled garden.

1.4 Project Constraints

1.4.1 Due to the impact of Covid-19, there have been restrictions in terms to access to archive offices and information. An online search of the National Archive and the Buckinghamshire Archives did not reveal any additional information or plans regarding the Hall.

1.5 Scope of Document

1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is

intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.2.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.2.4 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'

2.2.5 Paragraph 190 of the NPPF states that:

'The LPA should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

2.2.6 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

2.2.8 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge.

2.3 Local Policies

2.3.1 The Local Planning Authority for the study area is Aylesbury Vale which has adopted a Local Plan in 2004. In progress is a replacement Local Plan to cover the periods 2013-2033. This Local Plan has Policy BE1 – Heritage Assets.

2.3.2 Policy BE1 - The historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.

2.3.3 Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and or its setting, the significance of the heritage asset and the impact of the proposal must be fully assessed and supported in the submission of an application. Heritage statements and/or archaeological evaluations will be required for any proposals related to or impacting on a heritage asset and/or known possible archaeological site.

2.3.4 Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development

2.3.5 The Council will:

a. Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets

b. Require development proposals that cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage assessment setting out a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated proposals will not be supported unless the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss and accord with the requirements of national guidance, and

c. Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use.

2.3.6 Developments affecting a heritage asset should achieve a high-quality design in accordance with adopted SPD and the Council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Faithful+Gould to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

3.1.2 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*

- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

4.2 Sources

- 4.2.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.2.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Buckinghamshire County Council (BHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 1000m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

- 4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Buckinghamshire County Council, the internet, Ordnance Survey and the Buckinghamshire Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-3).

Secondary and Statutory Resources

4.2.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

Walkover Survey

- The Site is was not visited for a walkover survey given the current restrictions surrounding Covid-19.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (1000m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There were no Registered Parks and Gardens, Historic Parks and Gardens within the search area, Time scales for archaeological periods represented in the report are listed in Table 1.

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		c. AD 43 – c. AD 410
Anglo-Saxon		AD 410 – AD 1066
Medieval		AD 1066 – AD 1485
Post-medieval		AD 1485 – AD 1900
Modern		AD 1901 – present day
Table 1: Classification of Archaeological periods		

5.1.2 The Buckinghamshire HER records are dominated by the Medieval, Post Medieval and Modern period predominately associated with the settlements of Edgcott and Grendon Underwood. In addition, the PDA itself has a number of HER records. Details and placement of the HER records are provided in Figures 11 and 12.

5.2 Designated Heritage Assets

5.2.1 One of the tasks was to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).

5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).

- 5.2.3 There are 19 designated heritage assets with the majority located within the settlement areas of Edgcott and Grendon Underwood. A full list is provided in the table in Figure 11. One of the records is a Scheduled Monument (Fig.17) located on the outer reaches of the assessment area being a Medieval Moated site to the south west close to the parish church at Grendon Underwood. There are three Grade II* properties being the churches of Grendon Underwood and Edgcott as well as that of a 16th century farmhouse of Shakespeares Cottage in Grendon Underwood. However, of note is within the PDA itself at HMP Spring Hill lies Grendon Hall, a late Victorian Grade II listed building.
- 5.2.4 Historic England defines curtilage for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed. Not all buildings will have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not be as clear each case will always be a question of fact and degree. A decision taker may take the following factors into account in assessing the matter: i) the physical layout of the listed building and the building; ii) their ownership past and present; and their use or function past and present specifically whether the building was ancillary (i.e. subordinate to and dependent on) the purposes of the listed building at the date of listing.
- 5.2.5 At the time of the building of the main house of Grendon Hall a walled garden was constructed which lies to the south of the main house. As a result of the interrelationship and significance of the walled garden with that of Grendon Hall, it is considered that curtilage will apply to the walled garden. Therefore, it is appropriate as required under the NPPF and the Local Plan for a Heritage Statement to be undertaken to fully assess the significance and impact on these designated assets by the proposed development.

5.3 Previous Archaeological Works

- 5.3.1 There is little by way of events within the assessment area (Fig.11 & 16). The archaeological record for this area suffers from a limited amount of development activity hence the low event count. Whilst there has been development in the second half of the 20th century with the prisons, there has been little by way development opportunity for modern archaeological investigation.

Landscape Characterisation

- 5.3.2 The landscape classification refers to the site as a prison (Fig.13). Surrounding it are fields showing ridge and furrow features (Fig.15) and would have been open fields until the enclosure act. The PDA resided in private land at the time of the tithes and since the building of Grendon Hall there have been a number of boundary changes, with more during the 20th century due to the prisons.
- 5.3.3 The Aylesbury Vale Landscape Character Assessment was undertaken in 2008. The assessment area lies within the Landscape Character Type of 'Wooded Rolling Lowlands'. This is subdivided into five geographically specific Character Areas. The Site lies within the Kingswood Wooded Farmland Landscape Character Area (LCA). Outside of the area of the prisons, this area retains the field patterns of early enclosure and is sparsely settled and is predominately grassland with areas of high density of ancient woodland, particularly referring to the hunting forest of Bernwood before it was reduced in size.

Conservation Area

- 5.3.4 The village of Grendon Underwood falls within the assessment area at the outer reaches to the south of the PDA. The village is a ribbon development between Aylesbury and Bicester, with the parish church located at the far western end of the village. The Conservation Areas within the village comprise of a number of individual clusters of buildings at various locations along the ribbon development. The extensive infill developments that have taken place in recent years are excluded from the Conservation Areas. Many of the clusters of buildings in their respective Conservation Areas date to late 16th century and 17th century. The impact of the proposed development on the Conservation Area is to be considered a separate Heritage Statement.

Archaeological Notification Areas (ANA)

- 5.3.5 The assessment area contains a number of archaeological notification areas (Fig.14). The Archaeological Planning Notification Areas are not formally designated areas but are used as a prompt for the planning authorities and statutory undertakers to generate a direct consultation with Buckinghamshire HER. It should be noted that part of one of the ANA related to ridge and furrows, falls within the area of the PDA in the north western corner.

5.4 Archaeological and Historical Narrative

- 5.4.1 Palaeolithic finds in Buckinghamshire tend to be clustered around the gravel terraces of major river courses. Being on the relatively higher ground away from the floodplains of the River Thames of that of the Great Ouse, finds for the Palaeolithic are sparse. The same applies to that of the Mesolithic with the majority of records based in the southern part of the country in the Colne Valley. The Neolithic evidence for the country is again dominated by the Thames area at the southern end of the county where settlements and houses are found along side the river. The higher ground on the Chilterns overlooking the vale of Aylesbury does have a Neolithic barrow containing a burial. These were mobile communities had due to the lack of permeance left little by way of everyday activity. However, of the later Neolithic and into the Bronze Age, the Vale of Aylesbury, flint scatter evidence is seen along with environmental evidence of woodland clearance as seen at Coldharbour Farm to the south east of the PDA in Aylesbury and a chance find of a flint tool at the PDA. The Bronze Age is seen in the form of ring ditches from round barrow burials mainly found along the valley floors of the Thames, Ouse and Aylesbury Vale and also along the top of the Chilterns. There is little evidence by way of settlements. In the later Bronze Age to Early Iron Age, we seen signs of fields systems such as at Weedon Hill near Aylesbury. Settlement in the Vale of Aylesbury seems to be south of Ackerman Street along an east west line with a Bronze Age hoard found south east of Aylesbury. Although excavations at Lawn Farm to the south east of the village of Grendon Underwood suggest some Bronze Age activity in that area.
- 5.4.2 Into the Iron Age, there are hillforts located on the Chilterns' higher ground at Boddington to the south east and Ivinghoe Beacon to the east. An undefended Iron Age settlement was discovered at Walton in Aylesbury and by the end of this period, Aylesbury also had a hillfort. Although most hillforts had been abandoned by the late Iron Age. At Coldharbour Farm in Aylesbury a field system was discovered. At Lawn Farm there is some evidence for Iron Age activity in that area.
- 5.4.3 To the south the boundary of the parish of Grendon follows the line of the Roman road of Akeman Street, which crosses a tributary of the Ray at Gallows Bridge. Now the A41 it runs for approximately 75miles on a broadly east-west axis. It linked

Watling Street north of Verulamium (St Albans) with the Fosse Way at Corinium Dobunorum (Cirecester). It is possible that it follows the line of an earlier track passing between Aylesbury and Bicester. Roman activity has been found at Lawn Farm to the south west of the village just outside of the assessment area where the archaeological evidence suggests a settlement in the vicinity as well as Roman industry of iron smelting due to the kiln and slag found. Closer to the Roman Road at Akerman Street was another Roman Settlement at Ham Green.

- 5.4.4 The toponym for Grendon Underwood is derived from the Old English for 'green hill near a wood', though the 'Underwood' part of the name was only added in the medieval period to differentiate the village from nearby Long Crendon and to signify the village's position close to the Bernwood Forest, afforested by Henry II and classified as ancient forest.
- 5.4.5 The Domesday Book of 1086 records the village as 'Grennedone'. There are 18 households comprising of 12 villagers, two smallholders and four slaves. There are enough ploughlands for 8 teams as well as having Lords lands, 2 meadows and woodland for 500 pigs. The lord was Henry of Ferrers and Grendon was one of two manors which belonged to him. However, by the time of Henry II, the manor belonged to the King.
- 5.4.6 Edgcott also has its own entry under the Land of Walter Giffard. It is recorded as Achecote, "æcen" (from which the word "acorn" is derived) being the Old English word for oak. There are 21 households comprising of 10 villagers, 9 smallholders and two slaves. There is enough land for 8 plough teams, with 2 meadows and woodland for 100 pigs.
- 5.4.7 By 1159, the village was called Hohecote and by 1223 was called Ehecott, becoming Eggecote in 1550. In the 1600s it was spelt Edgcott with the 'e' removed after 1800 to Edgcott. The manor of Edgcott was once owned by the physician and poet Sir Samuel Garth in 1661 until 1719.
- 5.4.8 The manor of Grendon Underwood after Henry II went through a number of owners until it belonged to the St Amand family. Almeric de St Amand of this family was one of the godfathers of King Edward I, who was baptised in 1239. The Church of England parish church of Saint Leonard dates from the 12th or early 13th century.

- 5.4.9 In 1642, Grendon Underwood lay on the forest tracks used by gypsies and strolling players (travelling performers) and was visited more than once by William Shakespeare, who stayed at the house, formerly an inn, now known as Shakespeare House. An Inclosure Act for this parish was passed in 1769 but unfortunately it does not appear that the inclosure map survives for this area.
- 5.4.10 Essentially the area was one of scattered farms and agricultural labourers and the parishes of Edgcott and Grendon Underwood have a high survival of ridge and furrow fields relating to the open field system pre enclosure.
- 5.4.11 Grendon Park, containing about 160 acres, in which stands Grendon Hall, a building in the Elizabethan style. It is dated to 1882 with its primary significance being architectural. Built by Rev. Randolphe Pigott and it appears designed by him. The seat of the Piggott family was Doddershall House in Qainton, Aylesbury Vale where it had been for 400 years, and was originally a moated house. The Reverend put the estate up for sale in 1900 and having sold by April it died later in July 1900. The obituary in the Bucks Herald comments that shortly after he married in 1865, he brought back the estate and manorial rights of Grendon Underwood, which had been sold by his grandfather some forty or fifty years previously having been in the family for centuries prior. Once he obtained possession of the glebe field by the church and rectory, he exchanged them for the outlying glebe filed on Spring Hill and built Grendon Hall. The obituary comments that all bricks used were made locally on the premises. Newspapers reports suggests that the hall was purchased by the Skinner family.
- 5.4.12 Much of the pasture around utilised for sheep and cattle grazing. The railway line extension that occurred nearby in 1892 confirm that The Reverend was in full support as it allowed milk from the area to reach London quicker.
- 5.4.13 Further newspaper reports that by 1924 estate hands are seeking work elsewhere after 25 years following the estate being sold. During the 1920s and 1930, Grendon Hall Park was used for a number of flower and gardening shows and remained a central part of village life by the then owners.
- 5.4.14 During the Second World War Grendon Hall was Station 53a of the Special Operations Executive. This was a secret World War II operation formed in 1940 whose purpose was to conduct espionage, sabotage and reconnaissance in

occupied Europe to aid local resistance. As a result, the house and the land around had a number of hutted buildings for the staff beside the house.

- 5.4.15 After the war, by 1946, Grendon Hall had become the National Fire Service Training School taking 4-60 students per week.
- 5.4.16 Post-the Second World War the prison population rose rapidly. Between the wars the daily average population was between 10,000 and 13,000, reaching low of 9,377 in 1940. After 1940, it reached 20,000 by 1950 and 30,000 by 1962. At the end of the war the Prison Commission took immediate action. Due to the weak post-war economy, new purpose-built prisons could not be afforded and therefore alternative sites were sought and many military sites were now redundant and were requisitioned.
- 5.4.17 Spring Hill opened in 1953 as an open prison utilising the hall and the existing huts on site. HMP Grendon, next door built between 1959- 1962.

5.5 Cartographic Sources and Map Regression

Jeffreys Map of 1770

- 5.5.1 Jeffreys, who was Geographer to King George III was leading mapmaker of the day and produced one of the earliest maps of Buckinghamshire amongst other counties. This shows to the south, the line of the Roman Road of Akerman Street Way with the ribbon development of Grendon Underwood to the north of the road. To the north, north west is the village of Edgcott with the parish boundary line clearly marked between the two settlements. Both settlements show the location of their churches. The PDA is located between these settlements in an area of slightly higher ground. To the south skirting around Spring Hill is the River Ray. To the north is Lawn House and the map suggests a track on the west side of the higher ground leading towards Lawn House (Fig.3).

Ordnance Surveyors Drawings 1797

- 5.5.2 This map shows greater detail in the land use and field boundaries. The PDA can be seen covering a number of different fields. The trackway from Grendon Underwood passes through the area and across to the north eastern corner of the PDA to continue to the hamlet by Edgcott Lawn. Just to the east of the north eastern corner of the PDA appears to be a building, which may be an out barn (Fig.4).

Bryants Map, 1825

- 5.5.3 This also shows the track from Grendon Underwood towards Lawn House, which here is referred to as a Farm (Fig. 5).

Grendon Underwood Tithe Map of 1843

- 5.5.4 This shows that the vast majority of the PDA lies within the area of tithes attributed to the estates of Rector of Grendon, George Purefoy Jervoise Esq. and a member of Parliament. Through the centre of the PDA runs on a north-south axis the private road across the Rector's land from the village of Grendon that rather than continuing on to join the village of Edgcott, it stops at the boundary of field 35 being the edge of his land. (Fig.6).

Historic OS Map 1880

- 5.5.5 This is the first properly scaled OS map. The PDA covers a number of fields. However, what is field designated 105 in this map has been sub-divided to create an area designated 103 and 102 with the trackway still passing through the area of the PDA. There is no sign of a building just to the east of the PDA. Within field designated 105 to the south, there is now a sandpit. A larger scale map shows that the area designated 102 is in fact a pond (Fig 7 **Error! Reference source not found.**).

Historic OS map 1899 & 1900

- 5.5.6 By this time Grendon Hall has been built with new boundaries created in the area immediately around the house with formal gardens laid out. However, there is no sign of the walled garden at this point. The trackway continues, passing north-south to the east of the house within the PDA but there is now another trackway leading from the house heading north west towards an area by The Rookery. The main drive is from the west where a lodge has also been built at the entrance. The sandpit seen in the previous map is no longer showing, although there is now another sandpit to the south of the PDA closer to the peak of Spring Hill (Fig.8 & 9).

Historic OS map 1952

- 5.5.7 There have been changes. Grendon Hall and its immediate garden area can be discerned. However, there are now a large number of other buildings surrounding the house to the north, east and south east. The large area of the walled garden is to the south and includes two buildings within it at the northern end. The north-south trackway through

the PDA has gone, as has the trackway heading north west. Only the western entrance remains. A sand pit is still labelled on Spring Hill, south of the PDA **Error! Reference source not found.**(Fig.10).

5.6 Aerial Photographs

1945

- 5.6.1 This is a poor resolution photograph. However, the hall can be seen surrounded by buildings with the rectangular area of the walled garden to the south. Aside from the area around the house, the rest of the landscape is one that is arable and pasture and very rural (Plate 1).

1988

- 5.6.2 This photograph clearly shows the extent of the ridge and furrow in the surrounding landscape, particularly in the north western corner of the PDA to the west of the house. A number of new blocks have been built to the south east of the house, but many buildings remains from the Second World War period north east of the house. This also shows HMP Grendon. The area of the walled garden is utilised for gardening (Plate 2

2003

- 5.6.3 An overlay of the 1952 Historical OS Map shows that aside from the main house, none of these buildings survive in 2003 except for the walls of the walled garden, which is in used for vegetable growing and a few other buildings. In addition, there have been changes to the western boundary line of HMP Grendon (Plate 3).

2019

- 5.6.4 There has been little change. Plate 4 identify the possible buildings that remains from the war period.

5.7 Summary of Potential

Palaeolithic

5.7.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. BHER has no records from this period within the assessment area. And the majority of the evidence is not found in-situ. Therefore, the Palaeolithic potential in this area is considered **low**.

Mesolithic

5.7.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The BHER has no records from this period. Therefore, it is considered that the potential for finding remains that date to this period is **low**.

Neolithic

5.7.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The BHER has one record from this period being that of a chance find found at the southern part of the PDA of a Neolithic or Bronze Age flint tool (MBC14712). Therefore, the potential for finding further chance remains that date to this period within the confines of the development site cannot be discounted but is considered **low**.

Bronze Age

5.7.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. BHER has one record from this period being that of a Portable Antiquities Scheme find of a socketed axe located to a general grid square to the west, north west on the outer reaches of the assessment area (MBC41349). Just outside of the assessment area is possible Bronze Age activity to the south east at Lawn Farm. It is possible that the area generally of the PDA was one that was still wooded in this period. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

5.7.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas

most likely north of the Thames of the Catuvellauni based at St Albans). The BHER has four records from this period, all of which were PAS finds where the exact location is not revealed. Finds include two buckles (MBC29144; MBV29146), a gold coin (MBC41678) and a silver coin (MBC41633) and with late Iron Age activity at Lawn Farm to the south east, this is suggestive of general activity in the area. However, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

5.7.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. BHER has five records from this period within the assessment area, all of which are PAS finds located on the outer reaches of the assessment area to the north west. Only just outside of the assessment area to the south east is the Roman settlement and industry at Lawn Farm and the Roman Road south of the village. No doubt there is general activity for this period in the area. However, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

5.7.7 BHER has no records from this period within the assessment area despite both Edgcott and Grendon Underwood likely to have Saxon origins, the PDA is in the rural hinterland and probably within the area of the forest of Bernwood. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

5.7.8 BHER has 30 records from this period within the assessment area attesting to the growth of both settlements in this period. Of the records, four are designated being the churches in Edgcott and Grendon Underwood as well as the scheduled moated manor in Grendon Underwood near to the church and the survival of a Medieval house in Grendon Underwood of Minstrel Cottage. The majority of the records come from the village area to the north west and south west of the PDA of possible house platforms, settlements, and other features. The main feature from this period is the survival of the ridge and furrow seen in the agricultural hinterland between the two villages which is recorded

adjacent to the PDA. There do not appear to be any PAS findspots recorded in the area immediately around that of the PDA but further away from the PDA closer to the settlement areas are four PAS records of lost or discarded items of a buckle, two coins and a copper alloy vessel and a brooch. Therefore, the potential for finding remains that date to this period is period is considered **low**.

Post Medieval

5.7.9 BHER has 39 records from this period within the assessment area reflecting the continued growth of the settlement in this period. 15 of the records relate to designated listed buildings, both in Edgcott and Grendon Underwood. Map regressions, shows that the early and middle part of this period the area of the PDA remain agricultural with a trackway leading between Grendon Underwood towards Lawn House. It is towards the end of this period that Grendon Hall is built and the gardens laid out. It does not appear that the walled garden was built at the same time as the house, but sometime later. In the wider landscape at Spring Hill, there were two separate sand pits, perhaps associated with brickmaking in the vicinity for the hall. As expected for such an area of occupation, stray finds from the period have been reported under the PAS (Nos. 16). Many on the outer reaches of the assessment area found during metal detecting rallies. However, circa 195m and 390m south of the PDA a buckle and silver coin have been found. The potential for finding remains that date to this period is likely to be considered **high**.

Modern

5.7.10 BHER has seven records dating to this period. Many of these are associated with the PDA itself in used during World War II as a military base and radio station before later in the 20th century becoming a short-lived fire training centre and then an open prison, with another prison built immediately adjacent. Due to the changes across the use of the site in the 20th century, a number of buildings have been built and later demolished. Very few buildings remain from the military period of the Second World War. The remaining records for this period relate to war memorials in both nearby churches. The potential for finding archaeological remains dating to this period in the PDA is considered **high**.

Overview

5.7.11 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.7.12 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **high**
- Modern: **high**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was not built on until the late 19th century with the building of Grendon Hall. Sometime after it appears that the walled garden was built. As a result of the use of the area as a military base in the Second World War, additional buildings were built in the area to the northwest, west and south west of the house. Since the arrival of the prison a number of these have been demolished and very few buildings remain from that period. Within the area of the walled garden at the northern end the historical mapping suggests that there were two separate garden buildings alongside each other. In the area of the north western corner for the dried goods and kitchen extension, the area aside that of the existing buildings does not appear to have been built on but likely would have been disturbed during the construction of those existing buildings. The portacabin for the staff also appears in an area not previously built on. The areas of the three car parking spaces, do not historically appear to have been built on being outside of the immediate garden area of Grendon Hall. However, car parking area (option No. 6) falls within one of the ridge and furrow Archaeological Notification Areas. Therefore, the overall historical impact on any potential archaeology is considered to be **high**, except for the car parking areas of options No. 5 and 7 where the historical impact is considered to be **low**.

Proposed Impact

6.2.2 The proposed development is for the following:

- Two 60 units accommodation blocks located within the area of the walled garden
- Enlarge existing cold store and kitchen extension
- New portacabin office for 15 staff to include male and female WCs and Tea point.
- Additional 35 car parking spaces (three potential locations)

6.2.3 The accommodation blocks will have the greatest potential impact being within the curtilage of the walled garden and also in the location where there were previous known buildings. The blocks will require foundations and services. As will the kitchen extension

and cold store extension, albeit on a much smaller scale in an area likely already disturbed. The portacabin for the staff will have a medium potential impact with construction likely to be on pads. However, this will include WCs and will require service trenches so there may be elements of high impact. The car parking area will require surface treatment with security and lighting. Therefore, there will be a need for service trenches causing a medium impact.

7 SIGNIFICANCE

7.1 Introduction

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

7.2 Significance Criteria

Period

7.2.1 There is archaeological significance within the assessment area of high potential for the Victorian and modern period. It is unlikely that there is potential for earlier period being between settlements in what was essentially an agricultural area before Grendon Hall was built although passing through the area were trackways between the settlements of Grendon Underwood and Edgcott.

Documentation

7.2.2 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources. It is possible that further detailed research nationally may uncover more documentary evidence, although it is unlikely to alter the conclusion present in this report.

Group Value

7.2.3 The potential for archaeology at the PDA has little potential group value.

Survival / Condition

- 7.2.4 The survival of any potential archaeology is considered reasonably high in the areas of the car parking options, portacabin and within the walled garden. The area of the kitchen and cold store extension is likely to have already been disturbed during the construction of present buildings and these only cover a small area.

Fragility / Vulnerability

- 7.2.5 Any potential remains within the PDA in the area of the proposed development, should they survive in-situ will be vulnerable to damage during the proposed development from foundations and services with the accommodation block having the highest impact and the car parking option of proposal area 6 in an area of surviving ridge and furrow.

Diversity

- 7.2.6 Being located within the what was the hinterland between settlements, there is little by way of diversity of archaeological periods. Aside from farming which is attested by the surrounding fields with remains of ridge and furrow for the Medieval period, most activity in the area of the PDA occurred from the late Victorian period. That said, chance finds from earlier periods cannot be discounted as it appears the vale of Aylesbury was in use from the Bronze Age onwards as attested by the chance find of a Neolithic/Bronze Age flint within the area of the PDA. Firstly, the area of the PDA was a private house and gardens, before being utilised in the Second World War as a radio station. The house and gardens were not on the grand scale such as places like Waddesdon and Clivedon. Unlikely many other grand Victorian houses, which were demolished after the Second World War, Grendon survived due to the use of the house and grounds for an open prison. There appears to be little that survives from the Second World War period and places like Bletchley Park appear to have had far greater importance, survival and significance than that of Grendon Hall. There is little by way of documentation from the military period as to be expected and one under-researched area is the reason for the development of a network of signal and intelligence facilities in Buckinghamshire. Although the proposed development at the Site is unlikely to illuminate on this.

Potential

- 7.2.7 The impact assessment concludes that the site has a high potential for archaeological remains.

Significance

7.2.8 Based on the information gained in this report, it can be concluded that the site is of high archaeological interest. If remains relating to the period of the Victorian House, this would be of local interest. Archaeological remains in relation to the modern period with the use of the site in the Second World War would be considered to be of regional significance. Archaeological remains relating to the Bronze Age, Iron Age and Roman periods should any be found would carry regional significance in adding to and aiding our understanding of the landscape in those periods.

8 ARCHAEOLOGICAL MITIGATION

8.1 Introduction

8.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

8.1.2 The assessment has generally shown that the area to be developed is within an area of high potential for Victorian and Modern periods with low potential for all other periods. The research suggests that the area was part of the Bernwood Royal hunting forest. During the Medieval period the wood retreated and the land used for agriculture. It was not built on until the arrival of Grendon Hall in the late 19th century. And then to area aside Grendon Hall being utilised as a military radio station in the Second World War. the 1930s. The location of the proposed buildings are in a number of places across the site. Those in the northern corner are extensions in area likely to have already been disturbed during the construction of the existing buildings. The new accommodation block is within the walled garden, which has previously had two building located along the northern end of that area, with the remaining area it appears utilised for vegetable and plants from its inception to the present day. The portacabin and car parking areas appear outside of both the historical garden area of the house and also of that of the buildings from the Second World War period, so the historical impact on any potential archaeology is low meaning any potential archaeology is likely to be in-situ across the majority of the area. The development proposals especially that of the accommodation block, cold store and kitchen extension are likely to cause a high impact upon any potential archaeology. The potential areas for the car parking and portacabin are likely

to have a medium impact. Ideally, due to the location of Option 6 being in the Archaeological Notification Area associated with ridge and furrow, and it is recommended that this option should be discounted. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities. Consideration also needs to be given in respect of the intrusive proposals for geotechnical investigation and a heritage Statement to assess the impact of the proposals on the designated heritage assets and the curtilage of the walled garden.

9 OTHER CONSIDERATIONS

9.1 Archive

- 9.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Buckinghamshire County Council (Heritage) within 6 months of completion.

9.2 Reliability/Limitations of Sources

- 9.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Buckinghamshire County Council, and therefore considered as being reliable.

9.3 Copyright

- 9.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Faithful+Gould (and representatives) for the use of this document in all matters directly relating to the project.

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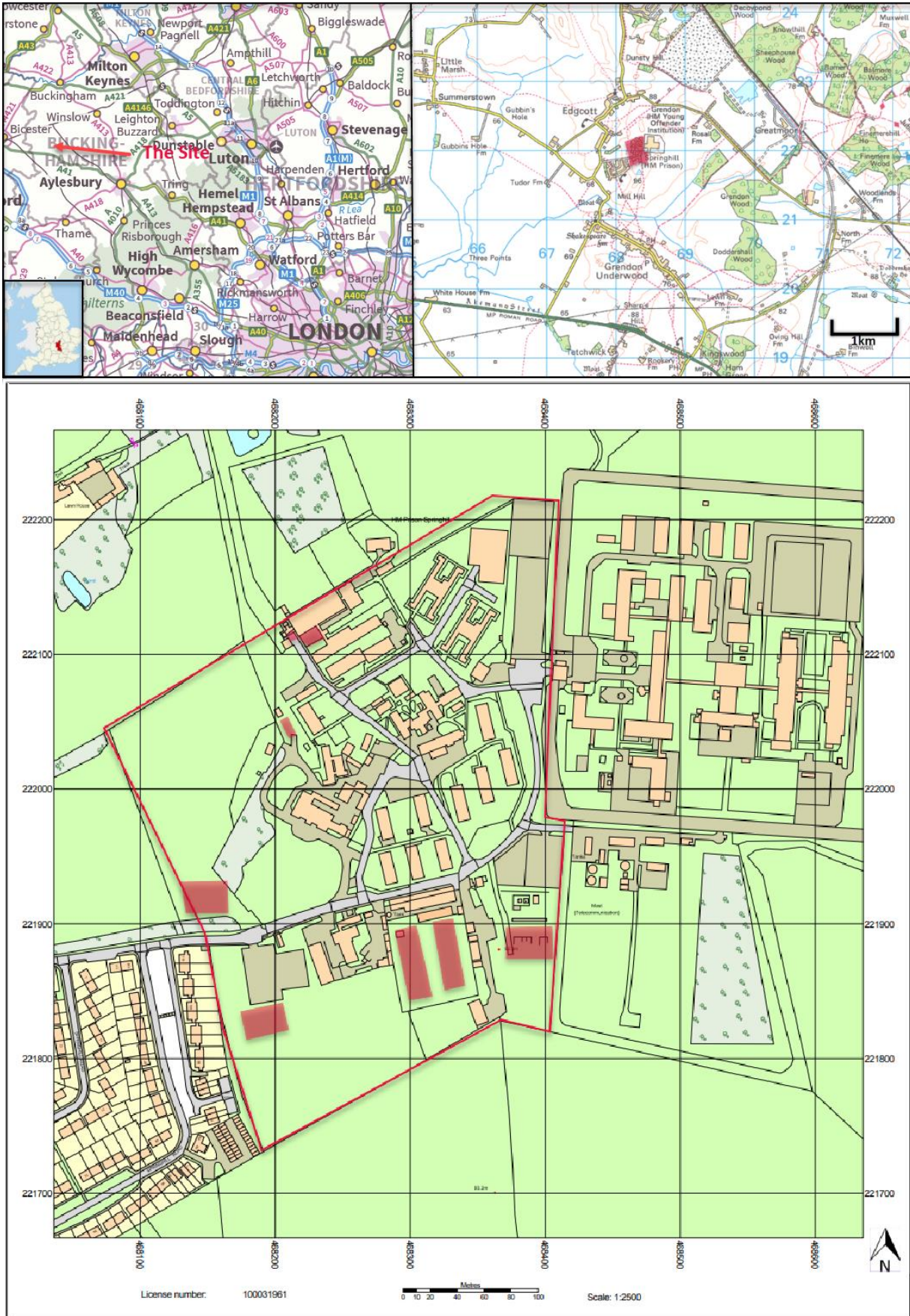


Figure 1: Location Maps. Area of the prison shown as well as the potential sites impacted within the Prison

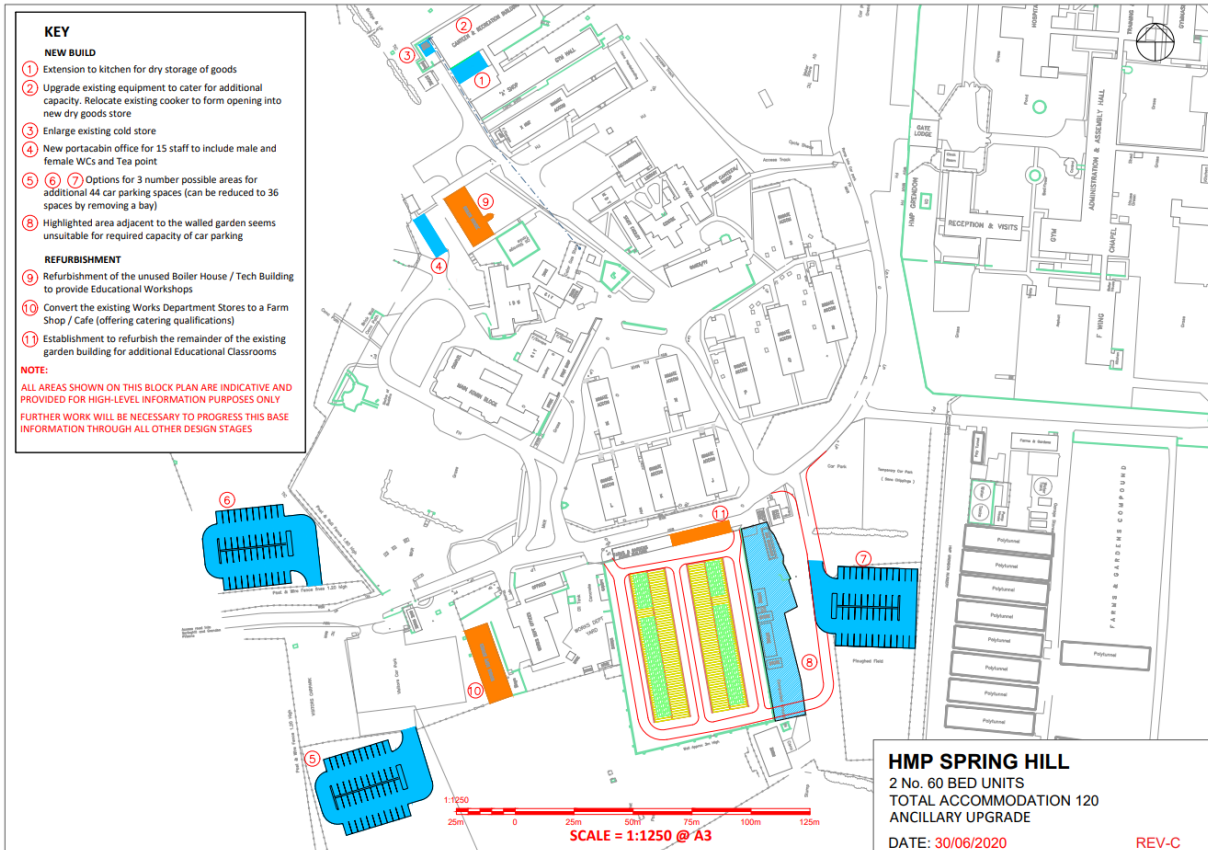


Figure 2: Proposed Development Areas



Figure 3: Jeffrey's Map 1770



Figure 4: Ordnance Surveyors Drawing 1813



Figure 5: Bryants Map, 1825

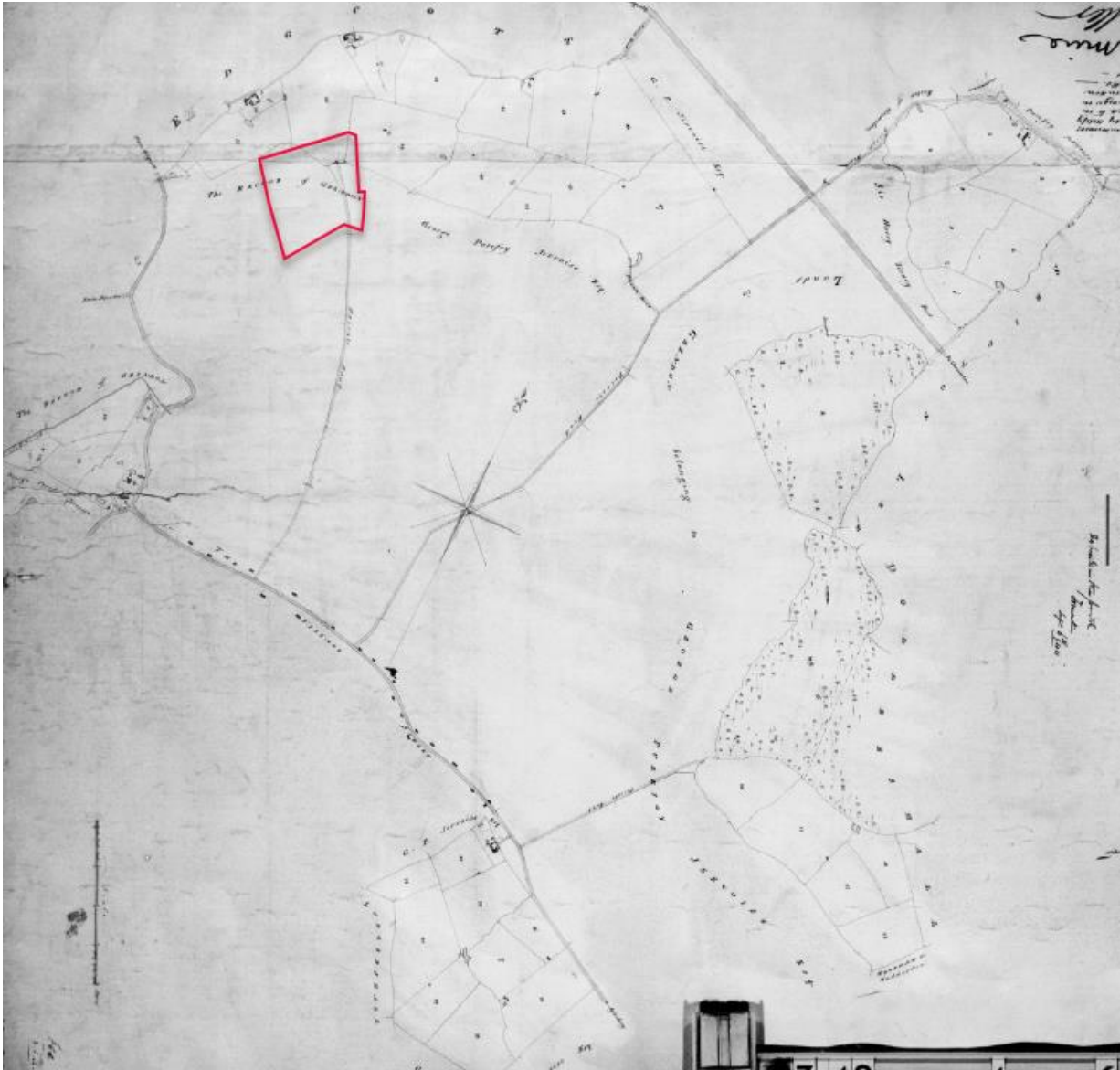


Figure 6: Grendon Underwood Tithe Map, 1843



Figure 7: Historical OS Map 1880

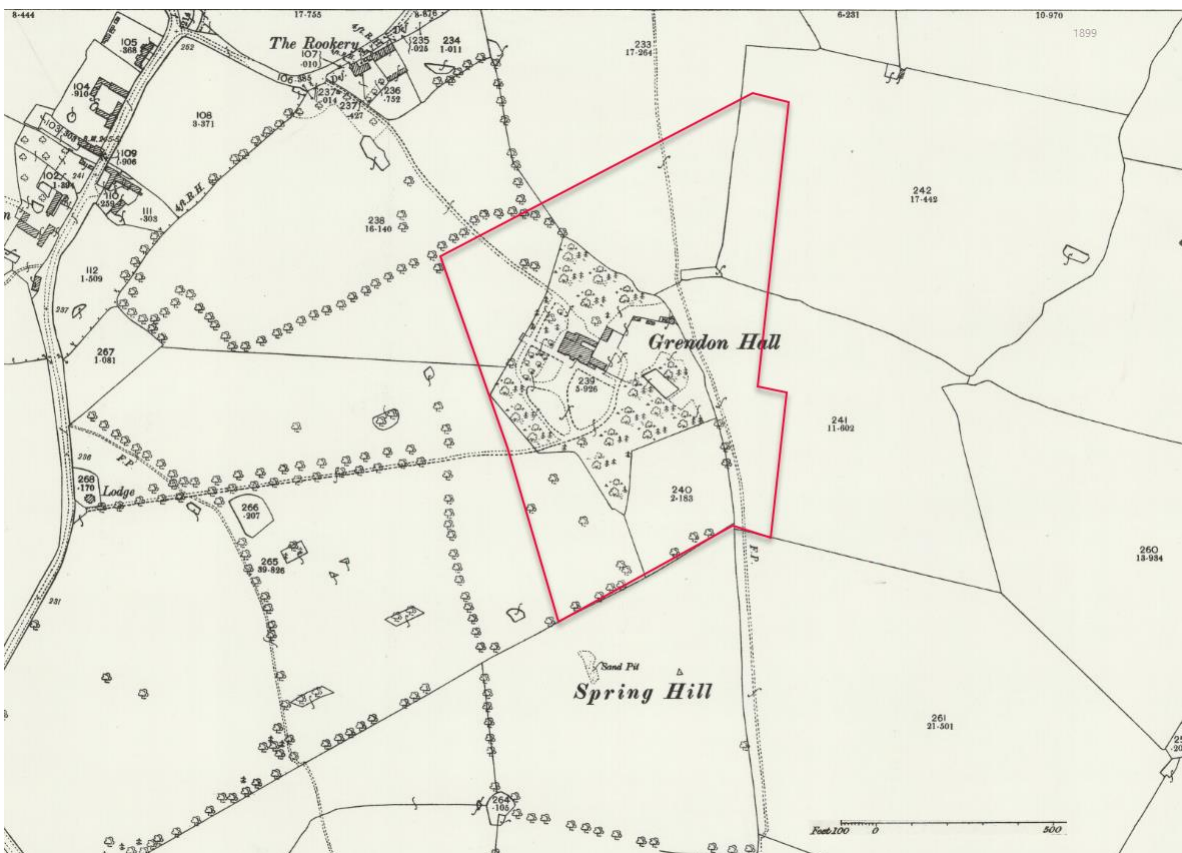


Figure 8: Historical OS Map 1899

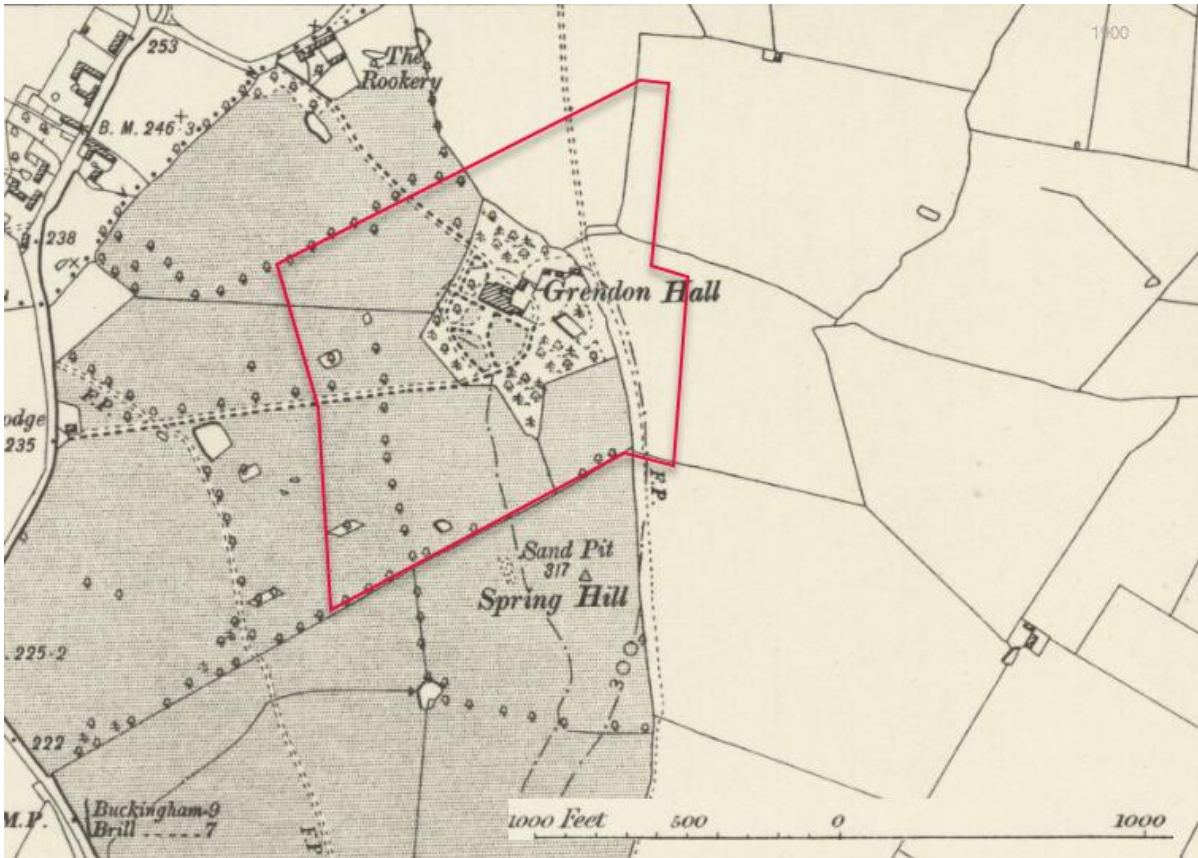


Figure 9: Historical OS Map 1900

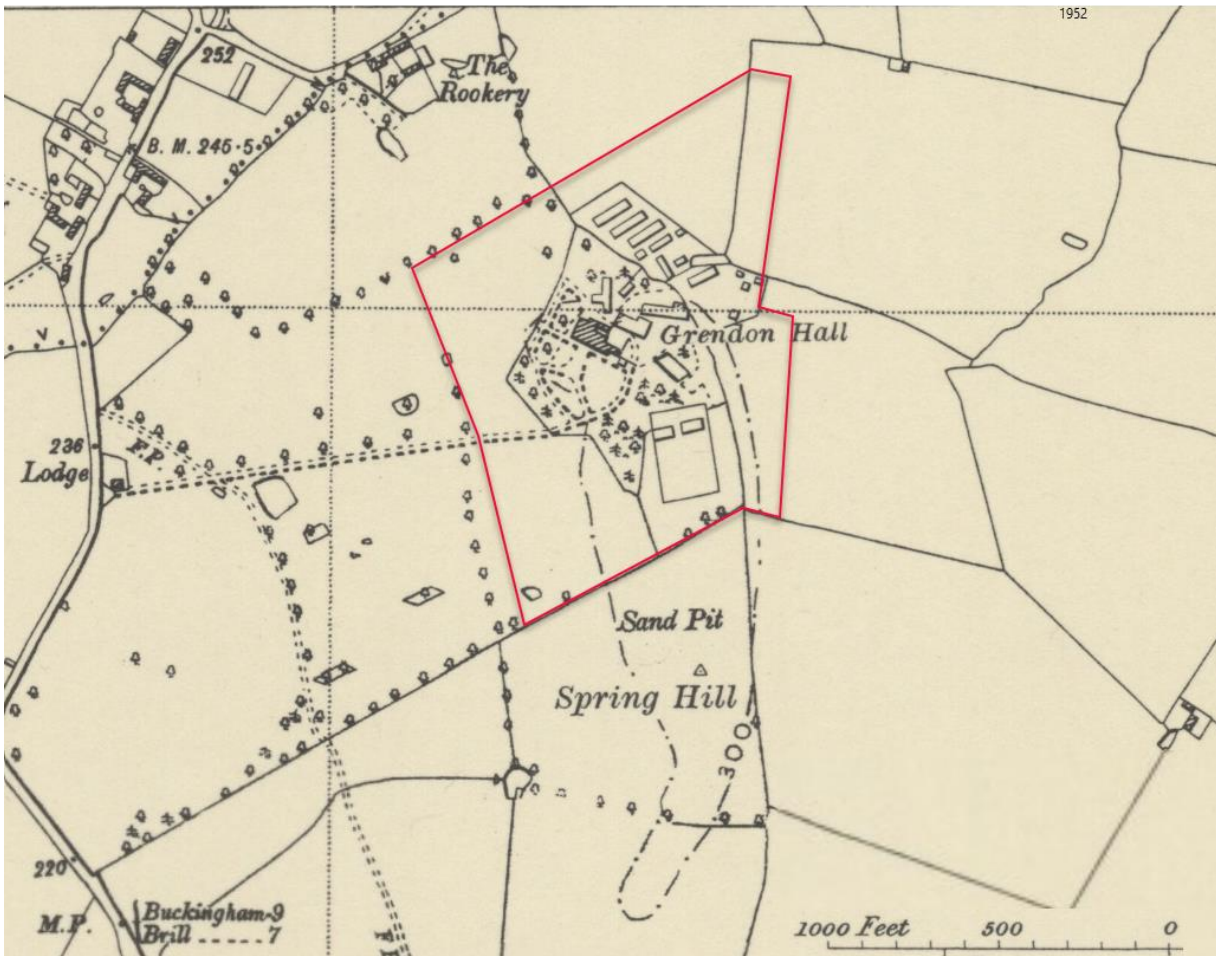


Figure 10: Historical OS Map 1952

11 APPENDIX 1 – BCC HER DATA (SEE FIGURES 11-20).

BHER	Type	Location	Period	Description
MBC11622	Monument	c. 1095m SSW	Medieval	Manor Farm Close. Medieval pottery found in house platform on levelling
MBC11623	Findspot	c. 1095m SSW	Medieval	Manor Farm Close, Medieval pottery found in groundworks
MBC11624	Monument	c. 1095m SSW	Medieval	Manor Farm Close. Possible medieval house wall and courtyard found in groundworks.
MBC12243	Monument	c. 1060m SSW	Post-Medieval	Manor Farm. Survey of post-medieval barn before demolition
MBC12724	Monument	c. 645m NNW	Medieval to Post-Medieval	Edgcott Manor. Historical records of a medieval and post-medieval manor of Edgcott.
MBC12725	Listed Building	c. 670m NNW	Post-Medieval	Manor Farmhouse, Church Lane, Edgcott. (II) 1214322. Late seventeenth or early eighteenth-century farmhouse, formerly the manor house, with later alterations and attached nineteenth century cottage.
MBC12726	Listed Building	c. 675m NNW	Post-Medieval	Barn at Manor Farm, Edgcott, (II) 1288650. Late eighteenth-century timber-framed thatched barn and attached seventeenth century timber-framed outbuilding at Manor Farm.
MBC1433	Monument	c. 445m S	Medieval to Post-Medieval	Spring Hill/Mill Hill. Historical records of medieval to post-medieval windmill at Mill Hill, Grendon Underwood
MBC1434	Monument	c. 1080m SW	Medieval	c.350 yds. NW of Church. Earthworks of Medieval moat recorded in field surveys
MBC1437	Monument	c. 720m SW	Medieval	About 350Yds N of Church. Earthworks of medieval moat, recorded in field survey
MBC14712	Findspot	c. 5m SSW	Neolithic/ Bronze Age	Springhill Prison Grounds. Neolithic or Bronze Age flint tool found by chance

MBC16779	Listed Building	c. 730m NNW	Post-Medieval	Rectory Farmhouse, Edgcott. Seventeenth century timber-framed thatched farmhouse at Rectory Farm, with eighteenth, nineteenth and twentieth century extensions. (II) 1214279
MBC16780	Listed Building	c. 705m NNW	Post-Medieval	Barn to SW Of Rectory Farmhouse, Edgcott. Eighteenth century timber-framed barn at Rectory Farm. (II) 1288649
MBC16781	Listed Building	c. 380m WNW	Post-Medieval	Lower Farmhouse, Edgcott. Row of eighteenth-century timber-framed cottages, now a single house. (II) 1288631
MBC17413	Listed Building	c. 195m NW	Post-Medieval	Lawn House, Edgcott. Seventeenth century timber-framed house with late nineteenth and twentieth century alterations (II) 1158482
MBC17415	Listed Building	c. 925m SSW	Post-Medieval	The Old Rectory, Edgcott Road. Late eighteenth-century rectory built in 1762, with later alterations and extensions (II) 1158489
MBC17416	Listed Building	c. 985m SSW	Post-Medieval	Winters End (Formerly Inglenook Cottage). Late seventeenth to eighteenth century timber-framed thatched house with twentieth century alterations and extension (II) 1158544
MBC17417	Listed Building	c. 985m SSW	Post-Medieval	Daffodil Cottage, High Street. Seventeenth century timber-framed thatched house with twentieth century extensions (II) 1124270
MBC17420	Listed Building	Within PDA	Post-Medieval	Grendon Hall, Edgcott Road. Late nineteenth century country house, built in 1882 in Jacobethan style and now used as offices (II) 1158513
MBC17421	Listed Building	c. 350m WSW	Post-Medieval	Entrance Gates to Grendon Hall. Late nineteenth century entrance gates to Grendon Hall (II) 1158531
MBC17425	Listed Building	c. 1045m SSW	Post-Medieval	Barn 10M SW Of Shakespeare Farmhouse. Seventeenth century timber-framed barn at Shakespeare Farm, with twentieth century alterations (II) 1311427
MBC17426	Listed Building	c. 1060m S	Medieval to Post Medieval	Minstrel Cottage, High Street. Fifteenth to early sixteenth century timber-framed cruck-built thatched house with seventeenth century extension (II) 1311432
MBC21824	Landscape	c. 940m SSW	Post-Medieval	Grendon Underwood Rectory. Nineteenth century formal garden and pond seen on aerial photographs
MBC22116	Landscape	c. 1090m SW	Medieval to Post-Medieval	Open Fields, Edgcott Parish. Ridge and furrow from medieval to post-medieval open field system in Edgcott parish
MBC22118	Landscape	c. 935m SSE	Medieval to Post-Medieval	Open Fields, Grendon Underwood. Ridge and furrow of medieval to post-medieval open field system in Grendon Underwood parish

MBC23841	Monument	c. 590m NNW	Medieval	Edgcott Village. Medieval and post-medieval settlement of Edgcott, recorded in Domesday Book
MBC23849	Monument	c. 990m SSW	Medieval	Grendon Underwood Village. Medieval and post-medieval settlement of Grendon Underwood, recorded in Domesday Book
MBC24349	Monument	c. 5m SW	Post-Medieval	W Of Springhill Prison. Site of former sand pit shown on nineteenth century maps
MBC24350	Monument	c. 95m SSW	Post-Medieval to Modern	Spring Hill. Site of former sand pit shown on nineteenth and twentieth century maps
MBC24764	Monument	c. 980m SSW	Medieval to Modern	St Leonard's Churchyard. Medieval and post-medieval churchyard of St Leonard's Church.
MBC24903	Monument	Within PDA	Modern	Grendon Hall Edgcott Road. Grendon Hall used as a radio station in the Second World War
MBC25674	Listed Building	c. 680m NNW	Post Medieval	Cowshed at Manor Farm, Edgcott. Nineteenth century timber-framed cowshed at Manor Farm. (II) 1214323
MBC25675	Listed Building	c. 670m NNW	Post Medieval	Hay Barn at Manor Farm, Edgcott. Early nineteenth century timber-framed hay barn at Manor Farm. (II) 1214281
MBC25689	Building	c. 585m NNW	Post Medieval	Milepost in Edgcott. 18th or 19th Century milepost on Buckingham to Brill road Edgcott
MBC29059	Findspot	c. 195m S	Post Medieval	PAS find. Copper alloy buckle.
MBC29137	Findspot	c. 475m SSW	Post Medieval	PAS find, copper alloy buckle.
MBC29138	Findspot	c. 390m S	Post Medieval	PAS find, silver coin
MBC29139	Findspot	c. 490m S	Post Medieval	PAS find, pewter strap fitting
MBC29140	Findspot	c. 595m S	Medieval	PAS find, annular silver brooch.
MBC29141	Findspot	c. 450m SW	Post Medieval	PAS find, silver coin
MBC29143	Findspot	c. 625m SSW	Post Medieval	PAS find. Post-medieval silver coin found during metal-detecting rally
MBC29144	Findspot	c. 405m SSW	Late Iron Age	PAS find, copper alloy buckle.

MBC29145	Findspot	c. 925m SSW	Post Medieval	PAS find. Post-medieval copper alloy buckle found during metal-detecting rally
MBC29146	Findspot	c. 305m SSW	Late Iron Age	PAS find, buckle
MBC29147	Findspot	c. 1010m SSW	Post Medieval	PAS find. Post-medieval spoon found during metal-detecting rally
MBC29148	Findspot	c. 970m SSW	Post Medieval	PAS find. Post-medieval key found during metal-detecting rally
MBC29149	Findspot	c. 810m SW	Post Medieval	PAS find. Post-medieval spoon found during metal-detecting rally
MBC29150	Findspot	c. 475m SSW	Medieval	PAS find, buckle
MBC29572	Findspot	c. 795m WNW	Medieval	PAS find. Medieval coin found whilst metal-detecting
MBC30204	Findspot	c. 845m NW	Roman	PAS find. Roman coin found whilst metal-detecting
MBC30220	Findspot	c. 855m NW	Post Medieval	PAS find. Post-medieval coin found whilst metal-detecting
MBC3154	Listed Building	c. 975m SSW	Medieval to Post Medieval	St Leonard's Church. Medieval and post-medieval parish church of St Leonard's, Grendon Underwood. (II*) 1332808.
MBC32978	Monument	c. 980m SSW	Modern	St Leonard's Church, Grendon Underwood. Stone plaque commemorating local residents who died serving in WW1 (1914-1918)
MBC32979	Monument	c. 980m SSW	Modern	St Leonard's Church Grendon Underwood. Stone plaque commemorating 5 local residents who died serving in WW2 (19139-1945)
MBC33308	Monument	c. 980m SSW	Post Medieval	St Leonard's Church, Grendon Underwood. A marble plaque to the memory of George Ernest Henry Meares who was killed in action in Burma (19C).
MBC33469	Monument	c. 705m NNW	Modern	St Michaels and All Angels, Edgcott. War memorial plaque inside Edgcott church commemorating parishioners killed during WW1.
MBC5498	Building	c. 1030m SSW	Post Medieval	Shakespeare Farmhouse. Late sixteenth to seventeenth century timber-framed inn known as The Ship, now a farmhouse

MBC5499	Listed Building	c. 1030m SSW	Post Medieval to Modern	Shakespeare Farmhouse. Sixteenth to seventeenth century inn linked with Shakespeare, now a farmhouse (II*) 1124272
MBC7142	Monument	c. 1010m SW	Medieval	W Of Church. Medieval house platform seen on aerial photograph
MBC7144	Monument	c. 1030m SW	Medieval	W Of Church. Possible medieval fishpond seen on aerial photographs
MBC7145	Monument	c. 920m SSW	Medieval	E Of Church, Across Road. Medieval house platforms and other earthworks seen on aerial photographs
MBC7146	Monument	c. 920m SSW	Medieval	E Of Church, Across Road. Medieval house platforms visible as earthworks on aerial photographs and confirmed by site visit
MBC7235	Listed Building	c. 705m NNW	Medieval to Post-Medieval	St Michael's Church, Edgcott. Medieval and post-medieval parish church of St Michael at Edgcott, restored in 1604 and in 1875 (II*) 1214280.
MBC7236	Monument	c. 700m NNW	Medieval	St Michael's Churchyard. Remains of medieval churchyard cross.
MBC7446	Place	c. 915m WNW	Unknown	Edgcott. General background information about Edgcott parish
MBC7143	Monument	c. 1005m SW	Medieval	W Of Church. Medieval house platform indicating possible manor house seen in aerial photograph. Medieval house platform indicating possible manor house seen in aerial photograph
MBC25690	Building	c. 550m SW	Post Medieval	Milepost in Grendon Underwood. 18th to 19th Century milepost on Buckingham to Brill road Grendon Underwood
MBC36791	Findspot	c. 1040m NW	Medieval	PAS Find. Copper Alloy Vessel
MBC36794	Findspot	c. 860m NW	Roman	PAS Find. Brooch
MBC40285	Findspot	c. 895m NNW	Roman	PAS Find. Copper Alloy Coin
MBC40286	Findspot	c. 895m NNW	Roman	PAS Find, Copper Alloy Coin
MBC40472	Findspot	c. 895m NNW	Roman	PAS Find, Brooch
MBC41349	Findspot	c. 890m WNW	Late Bronze Age to Early Iron Age	PAS Find, Copper Alloy Socketed Axe head

MBC41619	Findspot	c. 890m WNW	Post Medieval	PAS find, silver coin
MBC41623	Findspot	c. 890m WNW	Post Medieval	PAS find, finger ring
MBC41625	Findspot	c. 890m WNW	Post Medieval	Pas find, silver coin
MBC41626	Findspot	c. 890m WNW	Medieval	PAS find, silver coin
MBC41627	Findspot	c. 890m WNW	Post Medieval	PAS find, silver coin
MBC41630	Findspot	c. 890m WNW	Post Medieval	PAS find, silver coin
MBC41633	Findspot	c. 890m WNW	Late Iron Age	PAS find, silver coin
MBC41678	Findspot	c. 890m WNW	Middle Iron Age	PAS find, copper alloy, gold coin
MBC1437	Monument	c. 590m SW	Medieval	About 350 yards North of Church. Earthworks of medieval moat, recorded in field survey
MBC1973	Monument	c. 950m SE	Post Medieval	1750M north east Of Parish Church. Site of sixteenth century fishpond and dam, bulldozed in about 1945
MBC24764	Monument	c. 870m SW	Medieval to Modern	St Leonard's Churchyard. Medieval and post-medieval churchyard of St Leonard's Church.
MBC7145	Monument	c. 810m SSW	Medieval	E Of Church, Across Road. Medieval house platforms and other earthworks seen on aerial photographs
MBC7146	Monument	c. 750m SSW	Medieval	E Of Church, Across Road. Medieval house platforms visible as earthworks on aerial photographs and confirmed by site visit
MBC7142	Monument	c. 870m SW	Medieval	W Of Church. Medieval house platform seen on aerial photograph
MBC1434	Scheduled Monument	c. 925m SW	Medieval	C.350yds.NW of Church. Earthworks of Medieval moat recorded in field surveys. Scheduled Monument (1017511).
MBC24903	Monument	Within PDA	Modern	Grendon Hall Edgcott Road. Grendon Hall used as a radio station in the Second World War
MBC34911	Monument	Adjacent to PDA	Modern	HMP Grendon, constructed in 1959-62

MBC34912	Monument	PDA	Modern	HMP Spring Hill, opened in 1953.
EVENTS				
ID	Type	Distance	Year	Name
EBC16084	Watching Brief		2001	At Edgcott parish church to observe any archaeological deposits affected by the digging of the drain trenches and soakaways. The results were negative.
EBC16699	Evaluation		2003	At St Leonards, Grendon Underwood.
EBC17006	Metal Detecting Rally		2004	3 days over a dispersed area.

Figure 11: Gazetteer of BHER Records

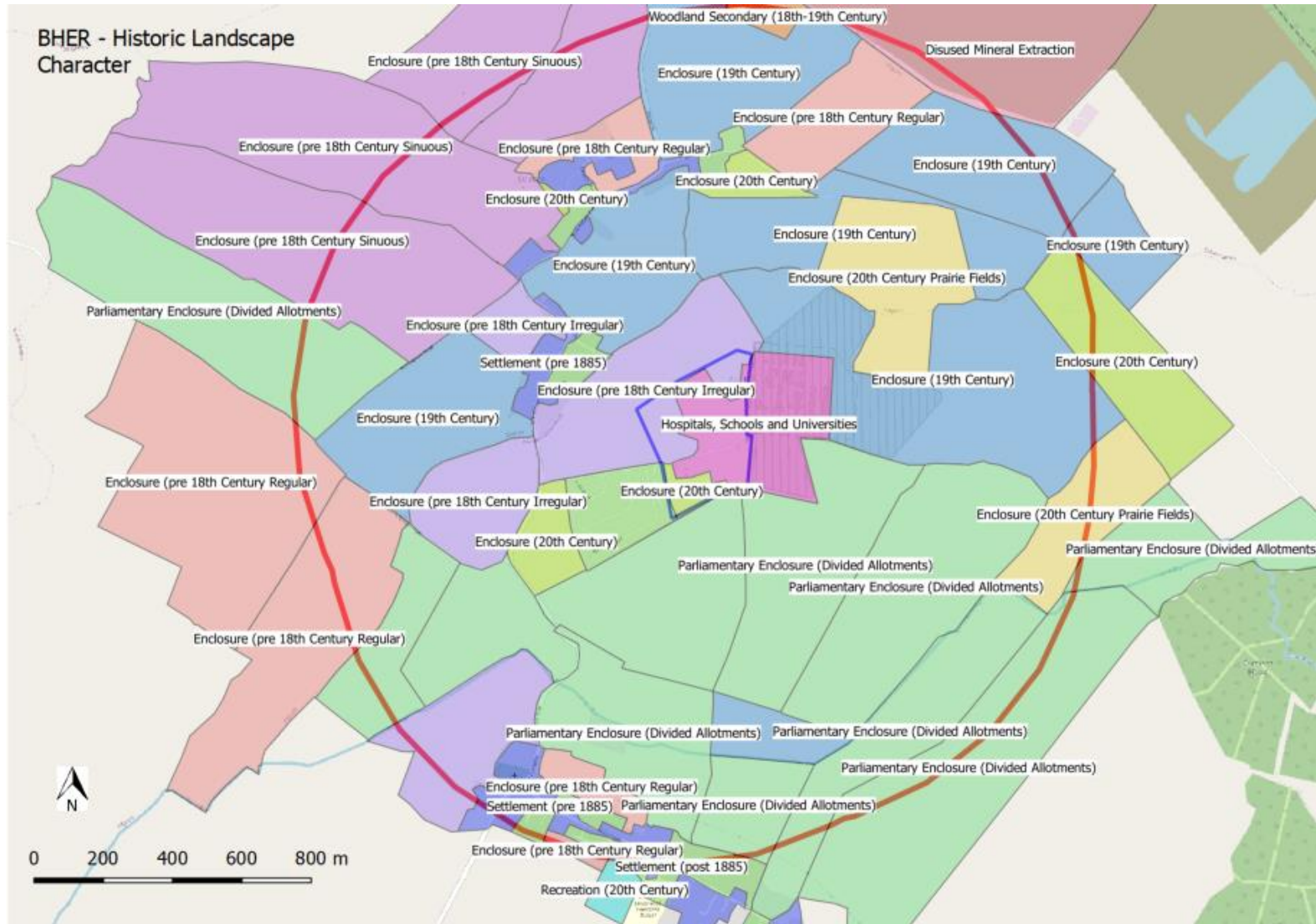


Figure 13: BHER Historic Landscape Characterisation

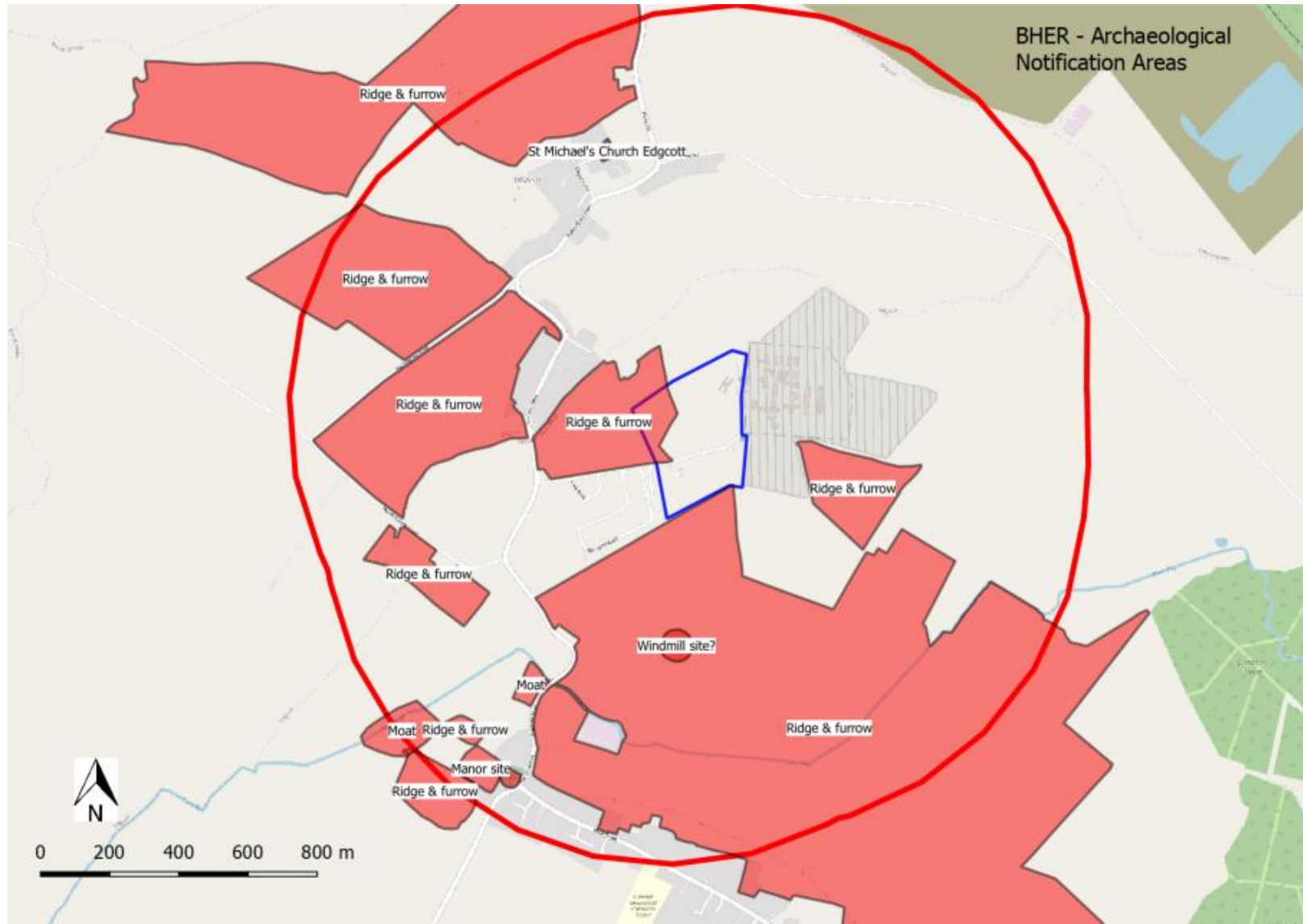


Figure 14: BHER Archaeological Notification Areas

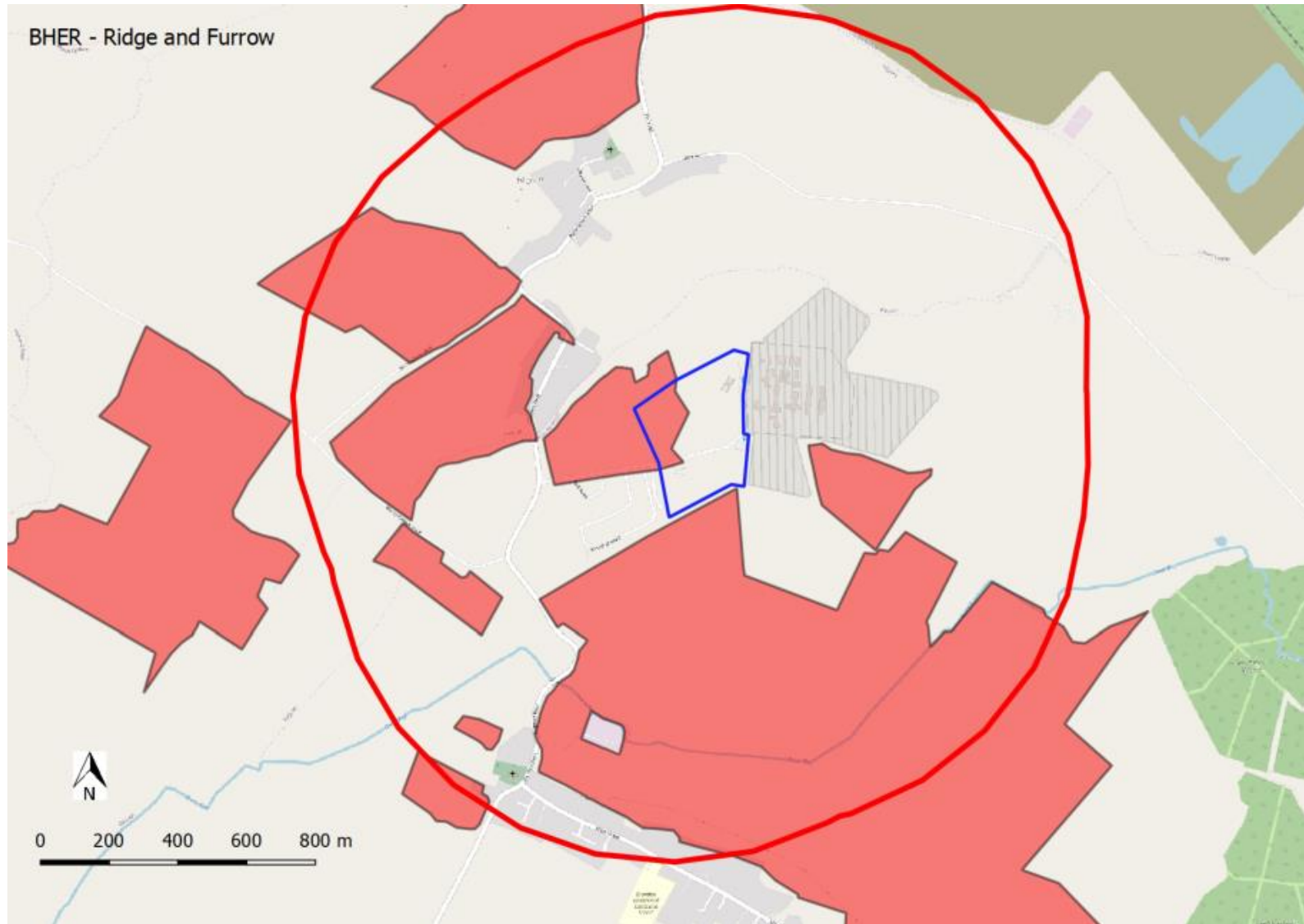


Figure 15: BHER Ridge and Furrow

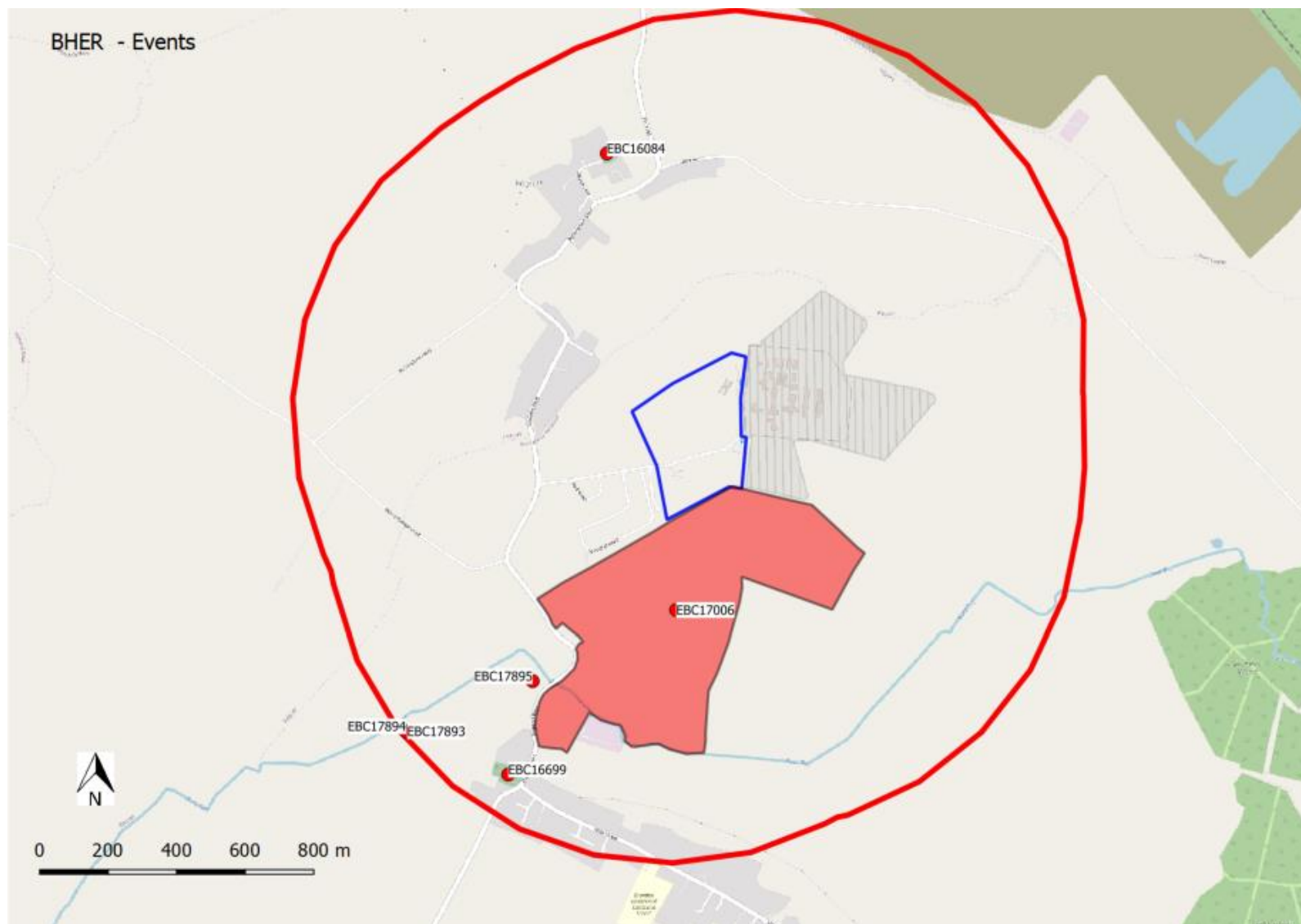


Figure 16: BHER Events



Figure 17: BHER Scheduled Monument



Plate 1: 1945 (Google Earth)



Plate 2: Aerial Photograph 1988 (BHER)



Plate 3: 2003 (Google Earth)



Plate 4: 2018 (Google Earth)



Plate 5: Possible remaining buildings identified from the 1952 OS map as still existing highlighted in blue.



Plate 6: Overlay of the proposed buildings on buildings highlighted in the 1952 historical (red)